T Payne & Co
SALES & LETTINGS

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Nightall Drive, March, Cambs, PE15 8SX

Detached House With Open Spaces To Front & Rear - Positioned Within A Cul-De-Sac Location - 3 Bedrooms - Kitchen - Lounge & Dining Area - Family Bathroom, En-Suite & Ground Floor WC - Driveway Parking & Converted Garage - Enclosed Rear Garden - No Upward Chain - Call To View (01354) 696700

£245,000







Ground Floor

Entrance Hall
Double glazed entrance door, laminate flooring, stairs to first floor and door to:

Living Room
5.29m (17'4") x 3.90m (12'9") max
Double glazed window to rear, storage cupboard and laminate flooring.

Dining Area
3.32m (10'11") x 2.36m (7'9")
Laminate flooring open plan with living room.

Kitchen
3.25m (10'8") x 2.59m (8'6") max
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, plumbing for washing machine, space for fridge/freezer and slimline dishwasher. This space could be adapted to house a full size dishwasher. There is a built-in electric oven, built-in four ring electric hob with extractor hood over, double glazed window to rear, archway to living room and door to garden.

WC
Double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback and laminate flooring.

First Floor

Landing
Double glazed window to side, airing cupboard and doors to:

Bedroom 1
3.70m (12'2") x 2.89m (9'6")
Double glazed window to rear and radiator, built-in wardrobe and door to:

En-suite
Fitted with three piece suite comprising, wash hand basin with storage under, tiled shower enclosure with curtain rail and low-level WC, extractor fan, double glazed window to side and radiator.

Bedroom 2
4.47m (14'8") max x 2.57m (8'5")
Double glazed window to front and radiator.

Bedroom 3
2.86m (9'5") x 2.31m (7'7")
Double glazed window to rear and radiator.

Bathroom
Fitted with a three piece suite comprising panelled bath with hand shower attachment and curtain rail, wash hand basin with storage under and low level WC, extractor fan, tiled flooring, double glazed window to front and radiator.

Outside
The converted garage has a store to the front, with Driveway parking and lawned areas with planted shrubs. A side gate gives access to the enclosed rear garden which is mainly laid to lawn with undercover decked area, timber shed and cherry and plum trees.

EPC Rating: TBC



The Property Ombudsman

Call to arrange a viewing 01354 696700

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Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.