



MAXEY GROUNDS

residential.sales@maxygrounds.co.uk

01945 428820

Residential Sales

£400,000



Ref: M5131

Upwell Lodge, 28a Upwell Road, March, Cambridgeshire PE15 9DT

A Detached Chalet Bungalow benefitting from five/six Bedrooms, four Bathrooms (two En-Suites), Conservatory, Lounge/Diner, Kitchen/Breakfast Area and Utility Room. Off-Road parking, enclosed rear gardens, Gas central heating and Double-Glazed windows. Located in the south side of March, convenient to the Town Centre and local amenities. This property is offered with Vacant Possession and No Forward Chain.



Offices at March and Wisbech

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ENTRANCE HALL Part glazed, double glazed door to front with matching side panels. Stairs to first floor. Tiled floor. Storage cupboard with radiator. 2 radiators.

LOUNGE/DINER 36' 1" x 13' 6" (11.00m x 4.14m) Double glazed windows to front and side - double aspect. TV point. Telephone point. 2 radiators. Tiled floor. Sliding patio doors to Conservatory.

CONSERVATORY 20' 4" x 10' 4" (6.20m x 3.17m) Sloping poly-carbonate roof. Part brick and part double glazed windows. TV point. 2 radiators. Tiled floor.

KITCHEN/BREAKFAST ROOM 21' 1" x 12' 2" (6.43m x 3.71m) Range of wall and base units with work tops over. Single sink with drainer and mixer taps. Space for free-standing cooker/range. Plumbing for washing machine. Radiator. Tiled floor. Door and window through to Conservatory.

SITTING ROOM/BEDROOM SIX 13' 6" x 12' 3" (4.14m x 3.75m) Double glazed window to front. TV Point. Radiator.

UTILITY ROOM 8' 5" x 7' 10" (2.57m x 2.39m) Double glazed window to side. Wall mounted boiler. Tiled floor. Airing cupboard housing hot water tank.

GROUND FLOOR BATHROOM Double glazed window to side. Low level WC. Pedestal hand basin. Panelled bath with mixer taps and shower attachment. Shaver socket. Heated towel rail. Tiled floor.

BEDROOM FIVE 12' 0" x 9' 8" (3.66m x 2.97m) Double glazed window to rear. Radiator. Moveable Air conditioning unit.

EN-SUITE Double glazed window to side. Low level WC. Hand basin. Shower cubicle. Tiled floor. Part tiled walls.

LANDING

BEDROOM ONE 18' 8" x 11' 5" (5.71m x 3.48m) Double glazed window to front. Fitted wardrobes to one wall. TV point. Telephone point. Radiator. Air conditioning.

EN-SUITE Double glazed window to rear. Low Level WC. Vanity hand basin. Shower cubicle. Extractor fan. Tiled floor.

BEDROOM TWO 17' 1" x 8' 9" (5.23m x 2.69m) Double glazed window to rear. Radiator. TV point.

BEDROOM THREE 13' 6" x 8' 9" (4.14m x 2.69m) Double glazed window to front. Radiator.



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BEDROOM FOUR 13' 5" x 8' 0" (4.11m x 2.46m) Double glazed window to side.

BATHROOM Double glazed window to rear. Corner bath. Low level WC. Vanity hand basin. Heated towel rail. Extractor fan. Tiled floor.

OUTSIDE To the front, mainly blocked paved and laid to gravel with mature shrubs to side. Gated access leading to the rear with multi vehicle off-road parking. Rear gardens are enclosed with block paved area and decking area.

PLEASE NOTE Potential planning options for the rear garden and detailed drawings can be seen in the office.

SERVICES All mains services are connected.

VIEWING Strictly by appointment with the selling agent Maxey Grounds.

POSSESSION Vacant possession upon completion of the purchase.

DIRECTIONS From our March office, turn left, over the roundabout taking the first exit, continue for approximately 1/4 mile until you reach the first set of traffic lights. Then turn left onto St Peters Road, continue until Noble Gardens (the second turning on the left), and the property can be located on the corner on the left-hand side.

COUNCIL TAX BAND C

EPC RATING BAND D

PARTICULARS PREPARED 27th September 2022



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Total area: approx. 230.2 sq. metres (2478.0 sq. feet)



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.