



# MAXEY GROUNDS

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Residential Lettings

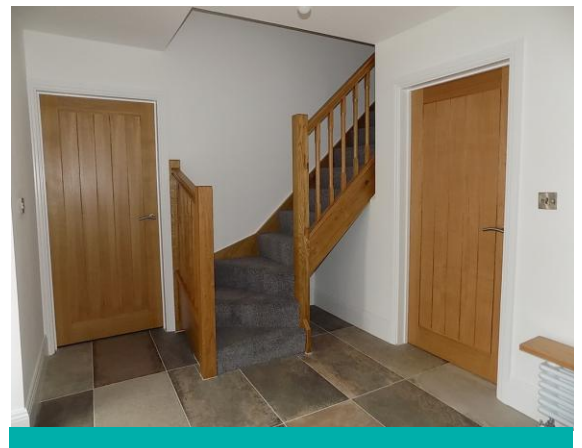
## £1,800 pcm



Ref: M5193

**163C Creek Road, March, Cambridgeshire,  
PE15 8RY**

Brand new detached house with gas central heating and double glazing. Having accommodation including entrance hall, lounge, study, kitchen/diner, cloakroom, and utility room on the ground floor. 4 bedrooms, 2 En suites and family bathroom on the first floor and 1 further bedroom and En suite on the 2nd floor. Double garage and gardens.





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**ENTRANCE HALL** From front entrance door, radiator, stairs leading off.

**STUDY** 10' 4" x 7' (3.15m x 2.13m) Double glazed window to front, radiator.

**LOUNGE** 18' 9" x 10' 3" (5.72m x 3.12m) French doors to rear, double glazed window to front, radiator.

**KITCHEN/DINER** 29' 0" x 15' 11" (8.84m x 4.86m) Overall measurements KITCHEN AREA - Bi-folding doors to patio area, double glazed window to rear, range of wall and base units with worktop surfaces, tiled splashbacks, centre island and breakfast bar, larder corner cupboard, wine cooler, double butler sink with mixer taps, range cooker with gas hob, extractor canopy over, integral fridge/freezer, integral dishwasher. DINING AREA - double glazed window to rear, radiator, doors to lounge and utility area.

**UTILITY ROOM** 7' 2" x 6' 8" (2.18m x 2.03m) Double glazed door to side, range of wall and base units with worktop surfaces, ceramic single sink and drainer with mixer taps over, tiled splashbacks, space for washing machine, radiator, fuse box.

**CLOAKROOM** Double glazed window to side, low level wc, wash hand basin with vanity cupboard below, extractor fan, radiator.

**FIRST FLOOR** Stairs and landing, loft hatch, double glazed window to front, radiator.

**BEDROOM ONE** 17' 4" x 13' (5.28m x 3.96m) Two double glazed windows to side, 2 radiators, tv point.

**ENSUITE** 10' 4" x 4' 7" (3.15m x 1.4m) Double glazed window to side, radiator, low level wc, fully tiled shower cubicle, extractor fan, twin wash hand basins with cupboards below, tiled splashbacks.

**BEDROOM TWO** 14' 7" x 10' 5" (4.44m x 3.18m) Double glazed window to front, radiator, tv point.

**ENSUITE** 9' 9" x 3' 8" (2.97m x 1.12m) Double glazed window to side, low level wc, shower cubicle fully tiled, radiator, sink with vanity unit below, extractor fan.

**BEDROOM THREE** 7' 2" x 7' 3" (2.18m x 2.21m) Double glazed window to side, radiator.

**BEDROOM FOUR** 6' 7" x 6' 6" (2.01m x 1.98m) Double glazed window to side, radiator.

**FAMILY ROOM** 15' 4" x 5' 10" (4.67m x 1.78m) approx. Double glazed window to rear, free standing bath with shower attachment, twin wash hand basin with worktop surface, fully tiled walk in shower, low level wc, extractor fan.

**SECOND FLOOR** Stairs and landing, sky light window.

**BEDROOM 5** 12' 11" x 9' 5" (3.94m x 2.87m) approx. Sloping ceiling, sky light window, tv point, radiator.

**ENSUITE** 10' x 4' 2" (3.05m x 1.27m) Sky light window, radiator, low level wc, half tiled walls to walk in shower, extractor fan, wash hand basin with drawers below.

**GARAGE** 17' 5" x 14' (5.31m x 4.27m) Electric remote control garage up and over door, personal side door, power, and light.

**OUTSIDE** The property has gavelled frontage for ample off road parking, side access gates to rear garden. Rear garden laid to patio and lawn areas, outside lighting, and outside tap.

**SERVICES** Mains water, electricity, gas and drainage. Radiator central heating via gas fired boiler.

**DIRECTIONS** From our High Street March Office turn right and travel through High Street into Broad Street. Turn right at the traffic lights out of Broad Street into Station Road. Take the first turning right off Station Road into Creek Road and following Creek Road, this property can be found on your righthand side off the main road.

**EPC RATING BAND B**

**PAYMENT OF RENT** Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

**TENANCY DEPOSIT** For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

**PARTICULARS PREPARED** 29th June 2023



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