



**Lincoln Villa Wisbech Road, March**  
March



**£550,000**

# Lincoln Villa Wisbech Road

March, March

Character-filled 1950s detached home with 3 bedrooms and spacious flexible accommodation. Features a garden room with a roof lantern and a large plot of 0.34 acres. Ample parking, a double garage/workshop, and potential for commercial or re-development opportunities. A unique property with charm, potential, and prime residential location. Council Tax band: C

Tenure: Freehold

- A superb detached home built in the 1950s
- Full of charm and character throughout
- Spacious and flexible accommodation
- Lounge, dining room, breakfast room and an office/hobby room
- Lovely garden room with roof lantern
- Large plot of approx 0.34 acres
- Lots of parking and a large double garage/workshop
- Potential for commercial use or re-development (subject to planning and access)
- Established residential position close to shops and other amenities



**NEXT LEVEL  
PROPERTY**

AGENTS THAT CARE



### Entrance Porch

A great place for shoes and coats, the porch leads on to the entrance hall.

### Entrance Hallway

A bright and welcoming entrance hall that has a staircase to the first floor and doors leading off to the breakfast room, dining room and lounge.

### Dining Room

The formal dining room is a spacious and light room with dual aspect windows and a feature bay window to the front. There is a feature fireplace, plate rail and ornate moulded coving.

### Lounge

A large, bright room with a feature fireplace that has a living flame gas fire fitted. There is a plate rail, ornate moulded coving and a uPVC double glazed window to the front. Wooden double doors open into the garden room.

### Garden Room

The garden room is a great space to either relax or entertain in. The room has an impressive roof lantern that floods the room with natural light and there are uPVC double glazed french doors that open into the rear garden. A door leads to the office/hobby room and another door leads into the kitchen.

### Office/Hobby Room

A considerable space, this room has potential for many uses including a home office or hobby room. There is a uPVC double glazed window to the rear and a velux roof window.

### Breakfast Room

A large room with a uPVC double glazed window to the side and folding doors that open into the kitchen.



**Kitchen**

The kitchen is a substantial size and has a fitted range of base units and matching wall units. There is space for a range cooker and a fitted cooker hood. The floor is tiled and there is a uPVC double glazed window to the rear. Double doors open into the garden room and a door leads into the utility room.

**Utility Room**

The utility is a useful room with a fitted sink, base and wall units and space for a washing machine and tumble dryer. A uPVC double glazed door leads to the rear entrance and a further door opens into the shower room.

**Shower Room**

The shower room has a fitted corner shower cubicle, a low level WC and pedestal hand basin. There is a uPVC double glazed window to the side.

**First Floor Landing**

The first floor galleried landing has a uPVC double glazed window to the front and doors leading off to the bedrooms and shower room.

**Bedroom 1**

The main bedroom is a large double room that has built in wardrobes and a matching built in dressing table. There are uPVC double glazed windows to the front and rear.

**Bedroom 2**

Bedroom 2 is a large double room with a range of fitted wardrobes and a uPVC double glazed bay window to the front.

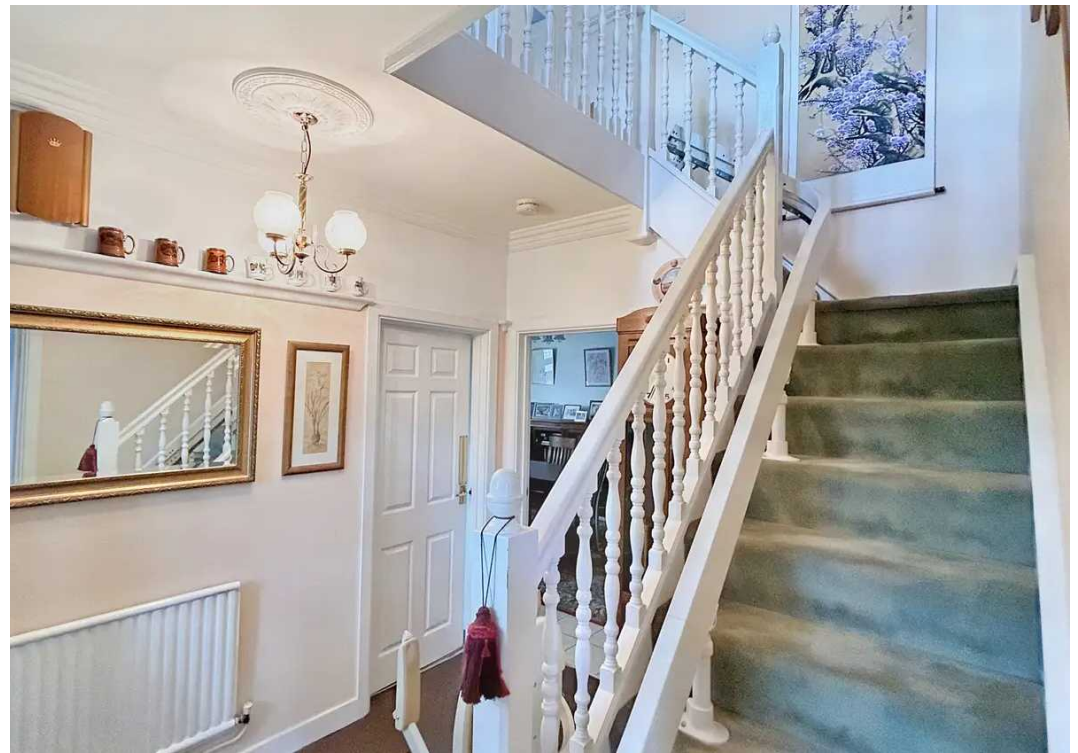
**Bedroom 3**

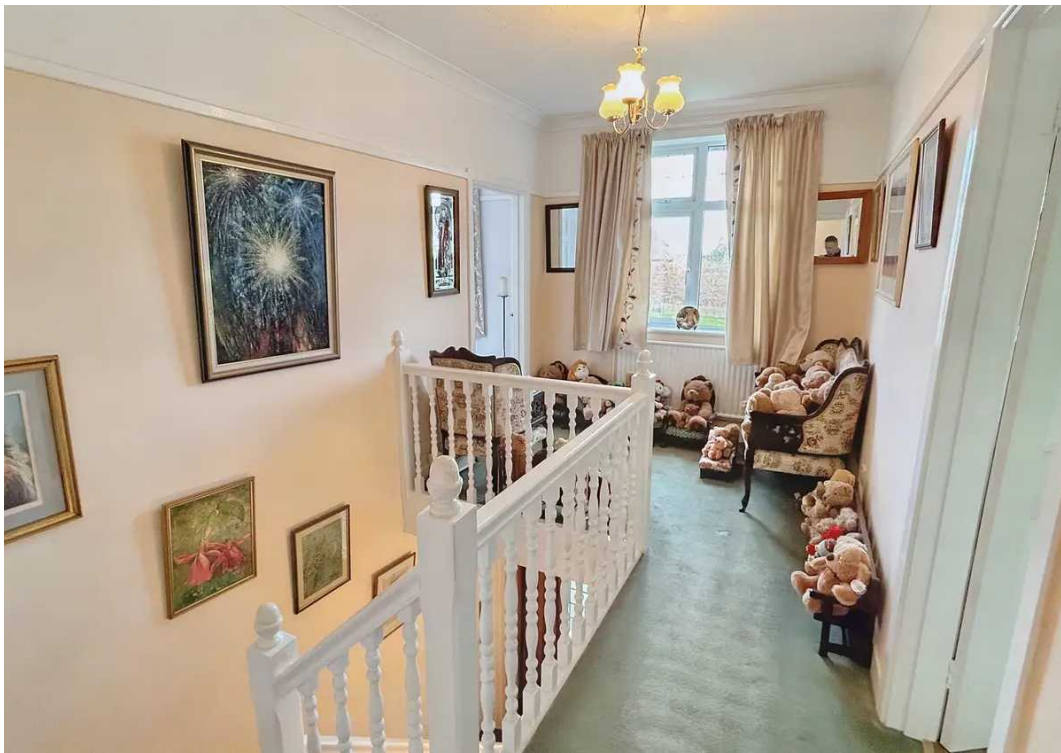
Bedroom 3 is a double room with a range of fitted wardrobes and a uPVC double glazed window to the rear.

**Shower Room**

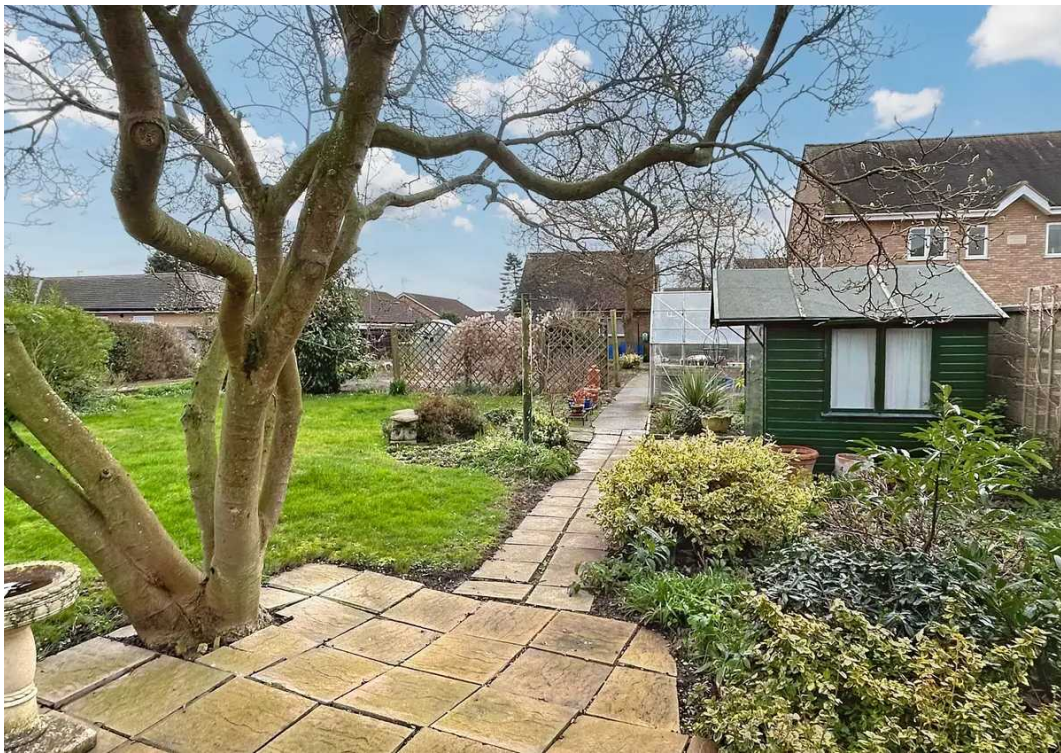
Completing the upstairs accommodation, the shower room has a low level WC, pedestal hand basin and a fitted corner shower cubicle. An airing cupboard houses the gas boiler and hot water tank.













Approx Gross Internal Area  
213 sq m / 2297 sq ft



Ground Floor  
Approx 145 sq m / 1560 sq ft

First Floor  
Approx 68 sq m / 737 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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## Next Level Property

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