

# £350,000

53 Wisbech Road, March, PE15 8ED



To arrange a viewing call us now on 01354 701000

This beautifully presented extended home has been nicely updated and boasts a wealth of space! Features include lounge with bay window, dining room opening to refitted kitchen with integral appliances and family room with vaulted ceiling. To the first floor there are three double bedrooms and refitted shower room. Outside there is parking and a generous garden. EPC D



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## Ground Floor

**Hall**  
Radiator, stairs to first floor and landing.

**Lounge**  
3.63m (11'11") x 3.21m (10'6")  
Bay window to front, radiator, built in cupboards with display niches.

**Dining Room**  
3.75m (12'4") x 3.37m (11'1")  
Window to side and rear, radiator, under stairs storage cupboard.

**Kitchen**  
3.78m (12'5") x 2.00m (6'7")  
Refitted with wall and base units with two integral ovens, hob and hood, dishwasher, one and half bowl sink units with hot tap, utility cupboard with space for washing machine and tumble drier, space for double fridge/freezer, window to side, double doors side, radiator.

**WC**  
Refitted with high level WC and wash hand basin, window to side.

**Family Room**  
4.94m (16'2") x 3.96m (13')  
Vaulted ceiling with four skylights, underfloor heating, media wall, double doors to garden.

**First Floor & Landing**  
Window to side, cupboard with gas fired combination boiler, access to loft with ladder and part boarded.

**Bedroom 1**  
4.10m (13'5") min x 3.21m (10'7")  
Two windows to front, radiator, sliding door wardrobes to one wall.

**Bedroom 2**  
3.39m (11'1") x 2.97m (9'9")  
Window to rear, radiator.

**Bedroom 3**  
3.21m (10'6") x 2.93m (9'7") min  
Window to rear, radiator, walk in cupboard/dressing room.

## Bathroom

Refitted with a three piece suite comprising oversized walk in shower, vanity wash hand basin and WC, window to side, heated towel rail.

## Outside

To the front of the property there is block weave providing off road parking for multiple vehicles. A driveway down one side lead to access at the rear. The rear garden is laid to patio, further composite decked area, raised beds to either side and artificial grass. At the bottom of the garden there are two sheds.

**Freehold**  
Council tax band C

## Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

## Disclaimer

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