



# MAXEY GROUNDS

## DRAFT PARTICULARS

residential.sales@maxeygrounds.co.uk

01354 607100

Residential Sales

# £300,000



Ref: M5151

### **8 Pilgrims Close, March, Cambridgeshire PE15 8FH**

With Four Bedrooms, This Stylish Home Has Plenty Of Room For All The Family To Enjoy A Little Peace And Quiet Plus Personal Space If Needed. Yet At The Same Time, This Well-Proportioned Home Brings The Whole Family Together When It Counts, For Family Meals In The Generous kitchen / Diner / Dayroom And Relaxing Together In The Large, Comfortable Lounge. Outside Has A Landscaped Garden For All Year Entertaining Plus Ample Covered Off Road Parking.



Offices at March and Wisbech

[www.maxeygrounds.co.uk](http://www.maxeygrounds.co.uk)



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**HALL** Stairs to first floor. Radiator. Tiled floor. Doors to all ground floor rooms.

**LOUNGE** 14' 6" x 13' 5" (4.42m x 4.09m) Bay window to front, (measure into bay window). Laminate floor. Radiator.

**KITCHEN / DINER / DAYROOM** 21' 0" x 10' 1" (6.4m x 3.07m) Window to rear. Inset stainless sink, Fitted Work top surfaces. Cupboards and drawers under. Tiled splashbacks. Wall Cupboards. Fitted Electric oven, Hob and Extractor fan. Integrated dishwasher. Plumbing for Washing Machine. Inset Spotlights. Radiator. Wall mounted Gas Central Heating Boiler. Tiled floor. French doors to rear garden.

**CLOAKROOM** Tiled floor. Low level concealed cistern WC, vanity wash hand basin with cupboard under. Radiator. Tiled floor.

**LANDING** Loft access. Airing cupboard. Doors to all rooms.

**BEDROOM ONE** 11' 10" x 11' 1" (3.61m x 3.38m) Window to front. Radiator.

**BEDROOM TWO** 11' 1" x 10' 1" (3.38m x 3.07m) Window to side. Skylight window. Radiator.

**BEDROOM THREE** 18' 9" x 7' 5" (5.72m x 2.26m) Window to front. Skylight to rear. Radiator.

**BEDROOM FOUR** 9' 6" x 8' 7" (2.9m x 2.62m) Window to front. Radiator. "L" Shaped room (max measurements).

**BATHROOM** Window to rear. Low level concealed cistern WC., vanity wash hand basin with cupboards under. Bath, corner shower cubicle. Tiled splashbacks and surrounds. Heated towel rail. Tiled floor. Extractor fan.

**FRONT OF PROPERTY** The property has an open plan frontage with a good size block paved drive / parking area to side offering covered parking. Gate leading to enclosed rear gardens.

**REAR GARDEN** Stylish landscaped fully enclosed rear gardens offers all year outdoor entertainment space having an extensive paved porcelain patio / terrace areas. Raised illuminated flower beds. Artificial lawn area. Timber shed. Side gate to parking area.

**SERVICES** Mains gas, electricity, water and drainage. Solar panels.

**VIEWINGS** Strictly by appointment with Maxey Grounds.

**POSSESSION** Vacant possession upon completion.



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**DIRECTIONS** From the March Office on the High Street, Take the High Street in to Broad Street at the Tee Junction turn left on to Dartford Road, Pilgrims Close will be on the left and the property will be in Pilgrims Close on the Left hand side.

**COUNCIL TAX BAND** C

**EPC RATING** BAND B

**PARTICULARS PREPARED** 26th January 2023

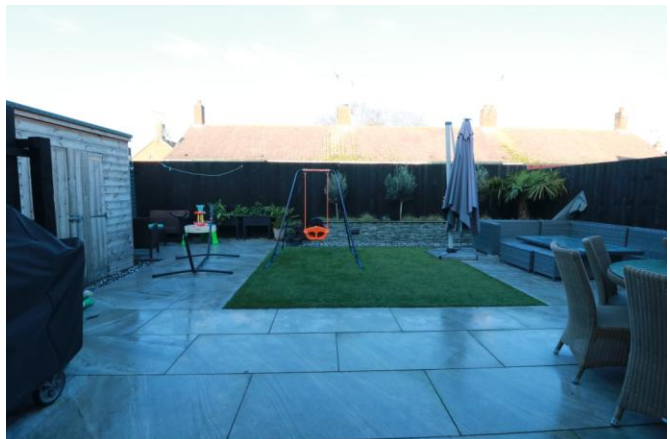


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**AWAITING FLOORPLAN**



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.