



Meadow Way, Wimblington, March
£240,000 **Freehold**

**Sharman
Quinney**

Key Features



- Walking Distance to Local Amenities including Shops, Pubs and Schools
- Generous and Private Rear Garden
- Easy Access to the A141
- Ample Off Road Parking plus Garage
- Quiet and Sought After Location

Upon entering, the welcoming hallway provides access to all internal rooms and benefits from two useful storage cupboards.

The lounge is a bright and inviting space, with a large bay window to the front allowing plenty of natural light to fill the room.

Positioned towards the rear of the property, the kitchen enjoys views over the garden and offers a good range of modern fitted units with tiled splashbacks. A side door provides convenient access directly onto the driveway.

There are three bedrooms, comprising two comfortable double bedrooms and a single bedroom. The master bedroom benefits from built-in wardrobes, providing useful storage, while the third bedroom features French doors opening





Ground Floor

Total floor area 83.9 m² (903 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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directly onto the rear garden, creating a versatile space with excellent access to the outdoors.

The main bathroom is fully tiled and fitted with a modern three-piece suite.

Outside, the front of the property provides off-road parking for up to three vehicles, situated in front of the single garage, with additional access to the side of the property.

The rear garden is a fantastic feature, being particularly generous in size, predominantly laid to lawn and fully enclosed. Offering an excellent degree of privacy with no overlooking properties, the garden provides a peaceful and secluded outdoor space, ideal for relaxing, entertaining and enjoying the warmer months.

Agents note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01354 661166

Selling your property?

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 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC207361 - 0002