



**26 West End, March, PE15 8DP**

**£375,000**

Located in March, is this three bedroom cottage, with off road parking, and riverside views.

### **Welcome to West End**

Step inside a welcoming entrance hall with space for coats and bags, leading through to the lounge. The lounge is a calm and cosy room, centred around a fireplace fitted with a log burner. A large shuttered window offers views over the lane whilst still maintaining a sense of privacy and seclusion.

Continuing through the cottage, you will find a spacious kitchen and dining room with ample room for a large table, perfect for entertaining family and friends. The kitchen has a classic cottage aesthetic, featuring white wooden cabinetry and quartz worktops. There is a Belfast sink, five-ring gas hob, double eye-level ovens, an integrated dishwasher, and a generous breakfast pantry with lighting. Off the inner hallway is a utility cupboard and a separate WC with a traditional high-level Victorian-style cistern.

Upstairs are three double bedrooms arranged over two floors. Bedroom one is a real showstopper, boasting double-fronted window seats, an ideal spot to sit and read or simply watch the world go by. An inner landing with a skylight provides plenty of natural light, and the current owner has made good use of this space for book storage. Bedroom two is situated at the rear of the property with views over the garden. Adjacent is a three-piece bathroom, comprising a bath with shower over.

On the third floor is bedroom three. Original beams add character, and there are convenient built-in storage cupboards. The room has been thoughtfully divided to create a desk area, ideal for working from home.

Outside, there is an enclosed courtyard garden with space for pots and planters, along with gated, sheltered storage. To the rear are two allocated parking spaces, in addition to a carport. At the front of the property is a block-paved garden featuring a wonderful established olive tree.

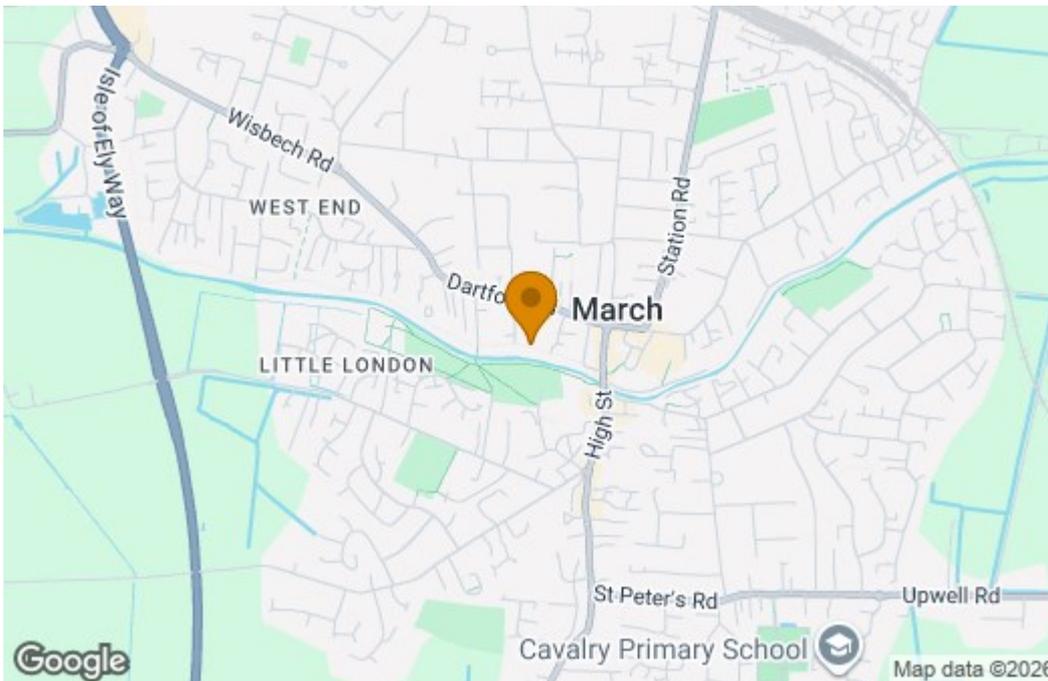
### **What's In the Area?**

The cottage is just moments from March High Street, offering a range of local amenities and cafés, West End Park and riverside walks along the River Nene. March station is a short walk away, providing rail links to Cambridge and Peterborough, ideal for those needing to commute.

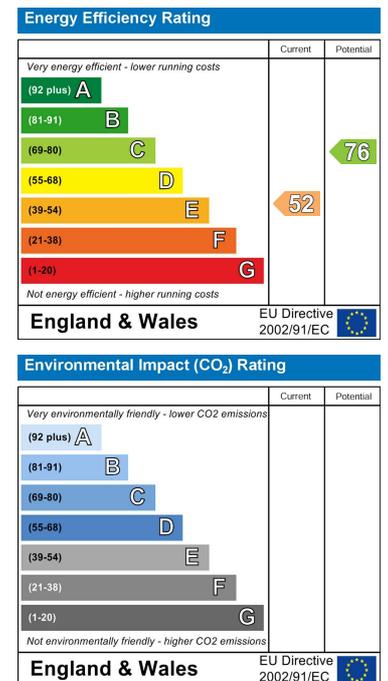
## Floor Plan



## Area Map



## Energy Efficiency Graph



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