



Maple Grove, March
£270,000 Freehold

**Sharman
Quinney**

Key Features



- GREAT FAMILY HOME
- Walking distance to local schools
- Off Road Parking
- Walking distance to Town Centre
- 19ft Summer House

Entrance Hall

Hard flooring. Composite front door. Access to Dining room, lounge, and Kitchen. Stairs to first floor

Dining room - 3.8m x 3m (12'4" x 9'8")

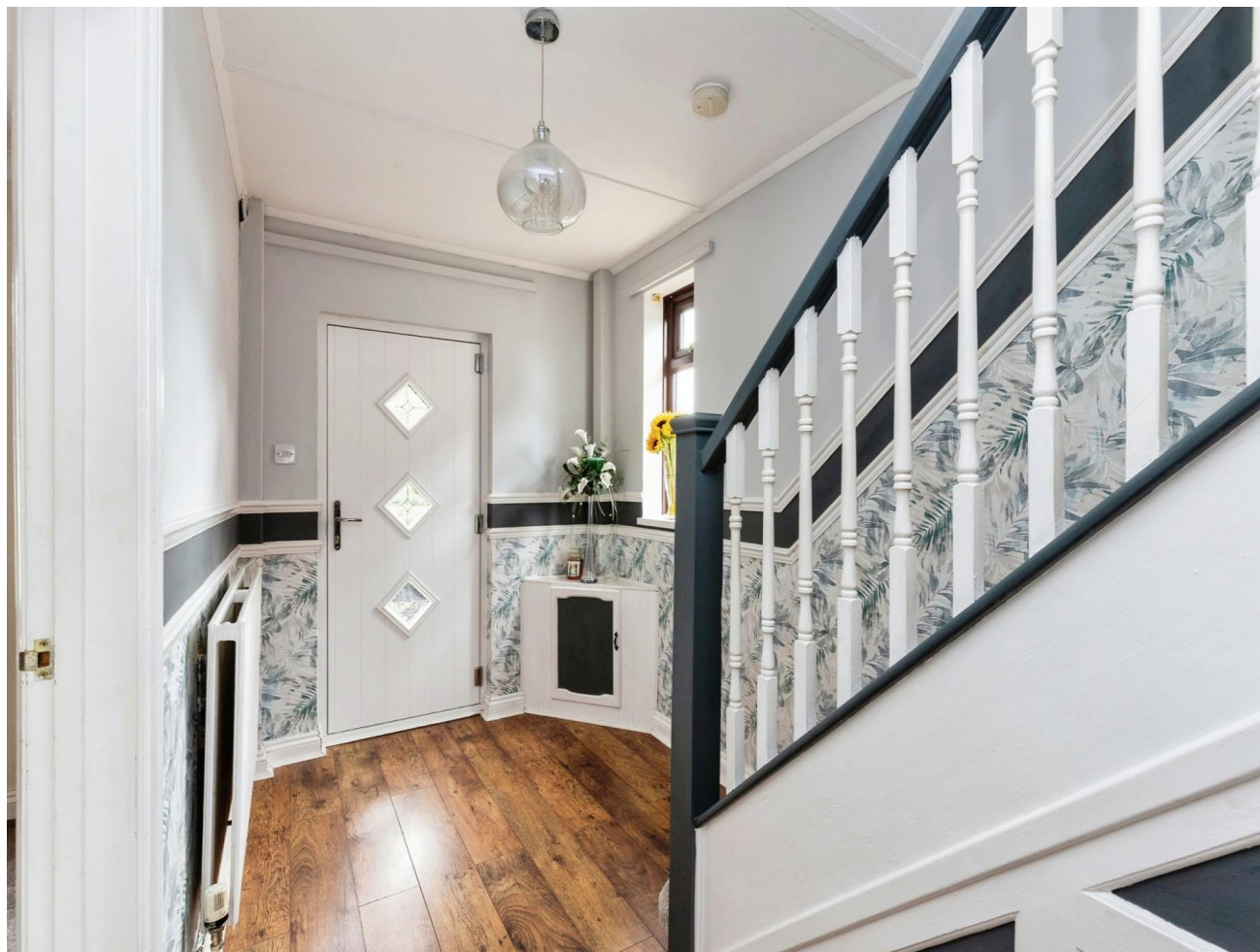
Carpet. Window to front garden. Double doors into lounge.

Lounge - 4.1m x 3.3m (13'4" x 10'8")

Carpet. Electric fireplace. Double doors into garden.

Kitchen - 2.4m x 3m (7'8" x 9'8")

Tiled flooring. A range of base and wall units. Integrated oven and induction hob. Space for dishwasher.



Utility Room - 2.4m x 3.6m (7'8" x 11'8")
Tiled flooring from kitchen continued. Plumbing for washing machine and tumble dryer. Space for fridge/freezer. Door into garden.

Downstairs W/C - 1.3m x 0.8m (4'2" x 2'6")
Tiled flooring from utility room continued. Low rise toilet and wall mounted basin.

Bedroom Two - 3.7m x 2.9m (12'1" x 9'5")
Carpet. Built in wardrobe, housing combi boiler. Window overlooking rear garden.

Bedroom One - 3.5m x 2.9m (11'4" x 9'5")
Carpet. Wall of built in wardrobes. Window overlooking front.

Bedroom Three - 2.5m x 2.5m (8'2" x 8'2")
Carpet. Window overlooking front.

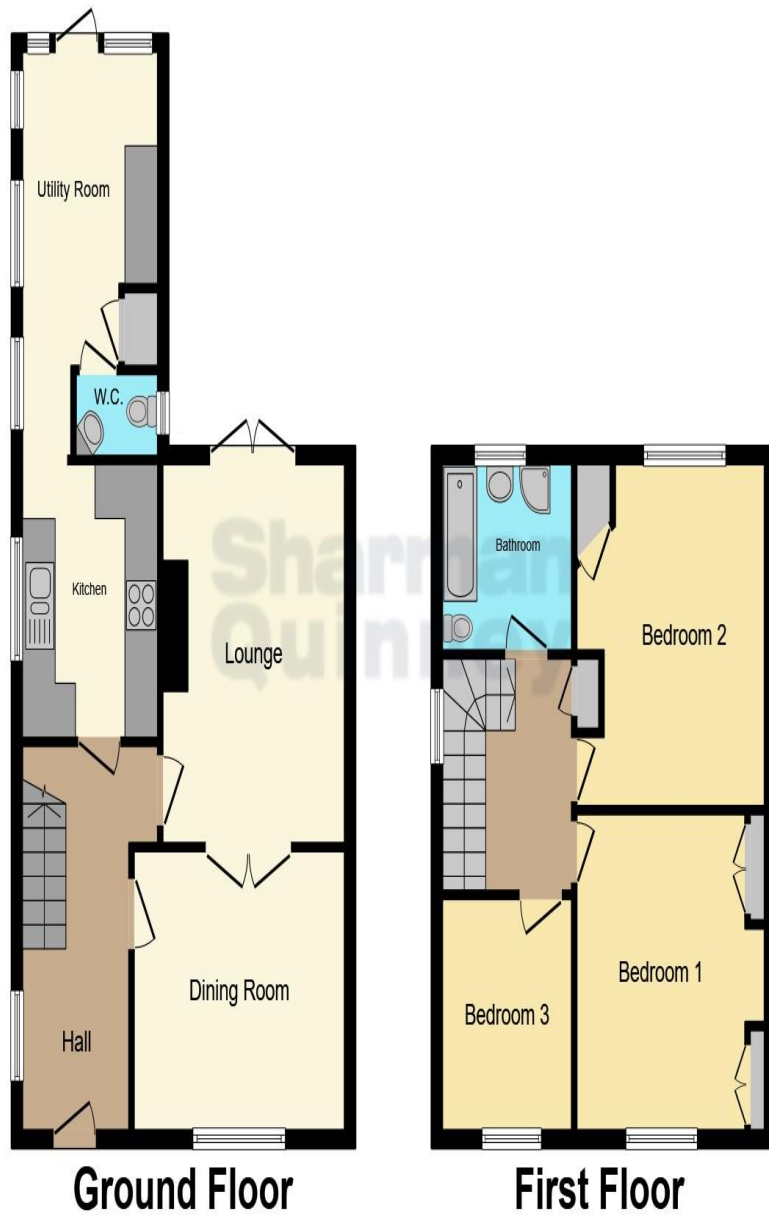
Bathroom - 2.4m x 2m (7'8" x 6'5")
Hard flooring. Four-piece suite comprising of panelled bath, stand alone shower. Pedestal sink and low-rise toilet.

Outside

The front garden offers off road parking via dropped kerb onto a paved driveway allowing parking for multiple vehicles.

The rear garden is mostly laid to lawn with a couple of patioed areas for entertaining. A pathway leads to the summer house. Summer House - 3m x 6m (9'8" x 19'6")





Ground Floor

First Floor

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.focalagent.com

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