



Robingoodfellows Lane, March
£325,000 **Freehold**

**Sharman
Quinney**

Key Features



- Beautiful Family Home!
- Ideal Central Location Close to Schools, Train Station and Town Centre!
- Generous Garden!
- Multiple Reception Rooms!
- Ensuite and Dressing Room to Master Bedroom!

Ground Floor

Entrance Hall

Original front door with stain glass colours inset, radiator, understairs cupboard, stairs to first floor

Playroom/Office Space - 3.7m x 2.4m (8'1" x 12'3")

Hard flooring, large window to front, radiator.

Lounge - 4.1m x 3.9m (13' x 13'6")

Carpet flooring, bay window to front with leaded light colour inset, cast iron feature fireplace, radiator, picture rail, double doors into dining room

Dining Room - 3.9m x 3.4m (11'5" x 12'11")

Hard flooring, fireplace with log burner and



exposed brick, radiator, double doors to garden.

Kitchen/Breakfast Room - 6.5m x 2.7m (8'11" x 21'7")

Tiled flooring, fitted with a range of wall and base units with double oven, hob and extractor hood, one and half bowl sink unit with mixer tap, plumbing for dishwasher, serving hatch into dining room, two windows to rear, two radiators, double doors to side.

Utility Room - 2.7m x 1.6m (8'8" x 5'2")

Tiled flooring, fitted with wall and base units with plumbing for washing machine and space for tumble drier, gas fired boiler, sink unit with mixer tap, window to side, radiator.

WC - 1.5m x 0.8m (4'9" x 2'6")

Tiled flooring, fitted with wash hand basin and WC, radiator.

First Floor & Landing

Radiator, airing cupboard housing hot water tank.

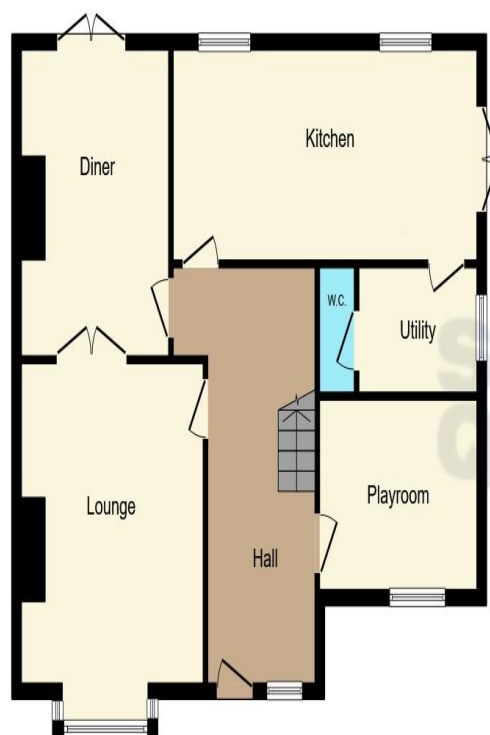
Bedroom One - 4.2m max x 3.7m (12'2" x 13'11")

Window to front, feature arch window to side with leaded light colour inset, radiator, walk in wardrobe.

En-suite - 2m x 2.7m (6'5" x 8'8")

Fitted with a three-piece suite comprising shower cubicle, wash hand basin and WC, window to rear, heated towel rail.

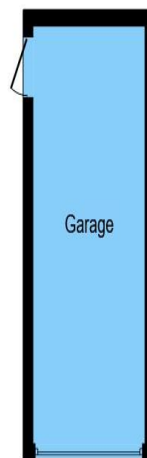




Ground Floor



First Floor



Garage

Bedroom Two - 4.10m x 3.85m (12'8" x 13'5")
Box bay window to front, double cupboard, radiator.

Bedroom Three - 3.9m x 3.5m (11'6" x 12'10")
Window to rear, double cupboard, radiator.

Bedroom Four - 2.4m x 2.2m (7'6" x 7'11")
Window to front, radiator.

Family Bathroom - 2.5m x 2.8m (8'3" x 9'2")
Fitted with a four-piece suite comprising freestanding, ball and claw bath with telephone style mixer tap, shower cubicle, wash hand basin and WC, window to rear, heated towel rail.

Outside

The front of the property offers ample off road parking via a gravelled driveway leading to the garage. The side and rear garden is laid to decking, patio and mostly lawn with outside water supply and electric.

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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 8 Broad Street, MARCH, Cambridgeshire, PE15
8TG

 march@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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