

Total area: approx. 121.6 sq. metres (1308.6 sq. feet)  
Plans are for representational purposes only  
Plan produced using PlanlP.



Ground floor

First floor

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Ireton Way, March, Cambs, PE15 9DN

Cul-De Sac Location - Detached House - 4 Bedrooms - Kitchen & Utility Area - Lounge & Dining Room - Ensuite to Master, Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Integral Garage & Parking - Call To View (01354) 696700

£300,000





#### Ground Floor

**Entrance Hall**  
Single radiator and stairs to the first floor.

**Lounge**  
4.57m (15') x 3.84m (12'7")  
Double glazed box window to front, built in under stairs storage cupboard and two double radiators.

**Dining Room**  
2.86m (9'5") x 2.59m (8'6")  
Single radiator, tiled flooring and double glazed sliding doors leading to the garden.



**Kitchen**  
4.50m (14'9") x 2.59m (8'6") max  
Fitted with a matching base and eye level units with worktop space over, composite sink with tiled splashbacks, plumbing for dishwasher, space for fridge, freezer and cooker, two double glazed windows to rear, single radiator and tiled flooring.

**Utility**  
2.46m (8'1") x 1.70m (5'7")  
Fitted base level units, plumbing for washing machine and space for tumble dryer, door to garage.

**WC**  
Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, single radiator, vinyl flooring and double glazed window to side.



**First Floor**  
**Bedroom 1**  
3.92m (12'10") x 3.70m (12'2")  
Double glazed window to front, built in storage cupboard and single radiator.

**En-suite**  
Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC, tiled surround, heated towel rail and vinyl flooring.

**Bedroom 2**  
4.31m (14'2") max x 2.51m (8'3")  
Double glazed window to front, built in storage cupboard and single radiator.

**Bedroom 3**  
2.85m (9'4") x 2.61m (8'7")  
Double glazed window to rear and single radiator.



**Bedroom 4**  
3.02m (9'11") x 2.53m (8'4") max  
Double glazed window to rear and single radiator.

**Bathroom**  
Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, tiled splashbacks, double glazed window to rear, Storage cupboard, radiator and vinyl flooring.

**Garage**  
Integral garage with power and light connected and up and over doors.

**Outside**  
This property offers parking to the front. A side gate allows access to an enclosed rear garden comprising of lawn patio and shrub borders around.

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