

Offers In Excess Of  
**£350,000**

23 Robingoodfellows Lane, March, PE15 8HZ



To arrange a viewing call us now on 01354 701000

Located CLOSE TO TOWN this extended home boasts lounge with FEATURE FIREPLACE, dining room with LOG BURNER, kitchen/breakfast room, UTILITY ROOM & WC, playroom, FOUR BEDROOMS WITH ENSUITE AND WALK IN WARDROBE TO MASTER plus four piece bathroom. Outside is garage and parking with gardens to side and rear. EPC D

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#### Ground Floor

##### Hall

Front window and door with stain glass colours inset, radiator, stairs to floor and landing with cupboard under.

##### Playroom

3.74m (12'3") x 2.46m (8'1")  
Window to front, radiator.

##### Lounge

4.11m (13'6") x 3.97m (13')  
Box window to front with leaded light colour inset, cast fireplace, radiator, picture rail, double doors to:

##### Dining Room

3.93m (12'11") x 3.48m (11'5")  
Fireplace with log burner inset, radiator, double doors to garden.

##### Kitchen/Breakfast Room

6.59m (21'7") x 2.72m (8'11")  
Fitted with wall and base units with double oven, hob and hood, one and half bowl sink unit with mixer tap, plumbing for dishwasher, two windows to rear, two radiators, double doors to side.

##### Utility Room

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

Fitted with wash hand basin and WC, radiator.

#### First Floor & Landing

Radiator, airing cupboard housing hot water tank.

##### Bedroom 1

4.24m (13'11") max x 3.71m (12'2")  
Window to front, feature arch window to side with leaded light colour inset, radiator, walk in wardrobe.

##### En-suite

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

##### Bedroom 2

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

##### Bedroom 3

3.91m (12'10") x 3.52m (11'6")  
Window to rear, double cupboard, radiator.

##### Bedroom 4

2.42m (7'11") x 2.29m (7'6")  
Window to front, radiator.

##### Family Bathroom

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.

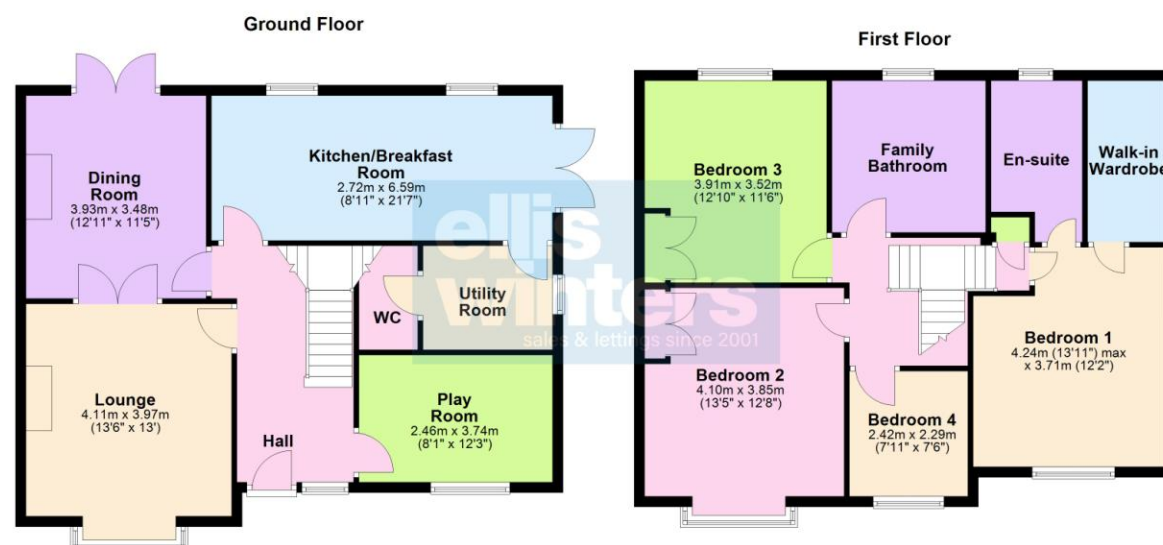
#### Outside

To the front of the property there is a gravelled area providing off road parking leading to the garage. The side and rear garden is laid to decking, patio and lawn with outside water supply and electric.

#### Freehold

Council tax band B

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.



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