

£325,000

15 Kingsley Street, March, PE15 8LX



**To arrange a viewing call us now on 01354 701000**

Located close to town and the train station this extended home is offered in immaculate condition with accommodation comprising lounge with log burner, generous kitchen/diner with appliances, garden room, utility and WC. To the first floor there are three double bedrooms with a four piece family bathroom. Outside there is parking, vehicle charger and enclosed garden with brick built store ripe for development. EPC - D

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#### Ground Floor

##### Hall

Stairs to first floor and landing.

##### Lounge

3.94m (12'11") x 3.64m (11'11")  
Window to front, fireplace with log burner inset and double cupboards to both side, radiator, double doors to rear.

##### Kitchen/Dining Room

7.42m (24'4") x 3.63m (11'11")  
Fitted with wall and base units with integral fridge/freezer and dishwasher, range style cooker, sink unit with mixer tap, window to front and side, fireplace with wooden surround and cast fire inset, radiator.

##### Utility Room

Fitted with wall and base units, sink unit, space for washing machine, window to side and rear, vaulted ceiling with skylight window.

##### WC

Fitted with WC, radiator.

##### Garden Room

Window to side, radiator, double doors opening to the garden.

##### First Floor & Landing

Window to side and rear, radiator.

##### Bedroom 1

4.28m (14'1") x 3.30m (10'10")  
Window to side, radiator.

##### Bedroom 2

3.94m (12'11") x 3.64m (11'11")  
Window to front, cupboard, radiator.

#### Bedroom 3

3.94m (12'11") x 3.64m (11'11")  
Window to front, radiator.

#### Bathroom

Fully tiled and fitted with a four piece suite comprising bath, oversized shower unit, wash hand basin and WC, window to side, heated towel rail, cupboard housing gas fired combination boiler.

#### Outside

To the front of the property there is a gravelled parking area with electric vehicle charging point. The garden is laid to concrete with electric and water supply. The remainder of the garden is laid mainly to lawn with raised borders and raised patio with pergola. At the bottom of the garden there is a brick built store.

#### Freehold

Council tax band C

#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

#### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.