



Ireton Way, March PE15 9DN

*welcome to*

**Ireton Way, March**

Detached House - Three Bedrooms - Two Bathrooms - Lounge plus Separate Dining Area  
Kitchen with Utility Room - Family Room - Rear Gardens - Off Road Parking - Cul-de-sac Location



**Entrance Door**

to

**Hall**

Radiator. Stairs leading off.

**Ground Floor Cloakroom**

Window to rear. Low level wc. Wash hand basin. Radiator.

**Lounge**

14' 6" into bay x 12' 7" ( 4.42m into bay x 3.84m )  
Window to front. Radiator. Feature fireplace with gas fire, wood effect hearth and wood surround. TV point.

**Dining Area**

9' 8" x 8' 2" ( 2.95m x 2.49m )  
Window to rear. Radiator. Open plan to lounge.

**Family Room**

15' 6" x 7' 9" ( 4.72m x 2.36m )  
Window to front. Radiator.

**Kitchen**

9' 9" x 8' 4" ( 2.97m x 2.54m )  
Window to rear. Single drainer sink with mixer taps, 1 1/4 bowl. Double oven, gas hob and cooker hood above. Storage cupboard. Wall units with matching work surfaces and storage under.

**Utility Room**

7' 7" x 5' 5" ( 2.31m x 1.65m )  
Window to rear. Door to rear. Plumbing for washing machine. Gas central heating boiler (wall mounted) Radiator.

**Stairs To First Floor Landing**

Loft access. Airing cupboard housing hot water tank, which is lagged.

**Bedroom One**

11' 9" x 9' 10" ( 3.58m x 3.00m )  
Window to front. Radiator. TV point. Double integral wardrobe.

**En Suite**

Window to front. Radiator. Low level wc. Pedestal wash hand basin. Shower cubicle. Shaver point.

**Bedroom Two**

9' 4" x 9' 4" ( 2.84m x 2.84m )  
Window to rear. Integral wardrobe.

**Bedroom Three**

13' 9" x 8' ( 4.19m x 2.44m )  
Window to front. Window to rear. Radiator.

**Bathroom**

Window to rear. Panelled bath. Low level wc. Radiator. Pedestal wash hand basin. Window to rear.

**Outside**

Front gardens are open plan, laid to grass. There is a drive to the side for off road parking.

Rear gardens are enclosed. Patio area. Further gardens are laid to grass.



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# welcome to Ireton Way, March

- Detached House
- Three Bedrooms
- En Suite to Bedroom One
- Kitchen with Utility Room
- Lounge plus Separate Dining Area
- Family Room
- Off Road Parking

Tenure: Freehold EPC Rating: D

offers in excess of

## £290,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MCH111692 - 0008

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