

£435,000

59 St. Peters Road, March, PE15 9NA



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

This generous family home is a wonderful mix of the old and new! Accommodation comprises lounge with feature fireplace, double doors opening to the dining room, fabulous kitchen with integral appliances, granite worktops and central island opening to the family and dining space plus utility and two cloakrooms. To the first floor there are four double bedrooms with ensuite to master and four piece family bathroom. Outside there is a generous amount of parking, garage and west facing garden! EPC D

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**Ground Floor**

**Hall**

Radiator, stairs to first floor and landing, original tiled flooring.

**Lounge**

4.24m (13'11") x 3.62m (11'11")  
Window, feature fireplace, radiator, double doors to:

**Dining Room**

4.24m (13'11") max x 3.29m (10'10")  
Box bay window, radiator.

**WC**

High level WC and wash hand basin, radiator.

**Kitchen/Dining/Family Room**

7.01m (23') max x 6.72m (22') max  
Kitchen: Refitted with wall and base units, central island with breakfast bar and granite worktops, two integral ovens, hob, hood, dishwasher and bin drawer, double butler sink with mixer tap, corner pantry cupboard and spice rack, two windows, radiator, underfloor heating.

**Utility**

Wall and base units, space for washing machine and tumble drier, sink unit with mixer tap, window and door to outside.

**WC**

Fitted with WC and wash hand basin (switched off and used as storage cupboard)  
Window to side.

**First Floor & Landing**

Window, radiator, airing cupboard, access to loft which has ladder and is part boarded.

**Bedroom 1**

4.26m (14') x 3.99m (13'1")  
Dual aspect windows, radiator.

**En-suite Shower Room**

Refitted with an oversized shower unit, vanity wash hand basin and WC, window, heated towel rail.

**Bedroom 2**

4.27m (14') x 3.58m (11'9")  
Window, radiator.

**Bedroom 3**

4.27m (14') max x 3.33m (10'11")  
Box bay window with window seat, radiator.

**Bedroom 4**

3.87m (12'8") x 2.61m (8'7")  
Window, radiator.

**Family Bathroom**

Refitted with a four piece suite comprising double ended bath, shower cubicle, vanity wash hand basin and WC, window, heated towel rail.

**Outside**

There is a generous amount of parking with EV charger leading to the Garage with up and over door and is fitted with light and power and has personal door. The west facing garden is laid to patio and lawn with outside water supply.

**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 £66.67 plus VAT per transaction (£80 inc VAT), 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.

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