

£425,000

6 Park View East, March, PE15 9US



To arrange a viewing call us now on 01354 701000

Located in an enviable position overlooking the park this generous family home has much potential and boasts lounge with double doors to dining room, study, large kitchen/breakfast room, utility and ground floor cloakroom. To the first floor there are five bedrooms with ensuite to master plus family bathroom. Outside there is garage and parking plus south west facing garden. EPC C

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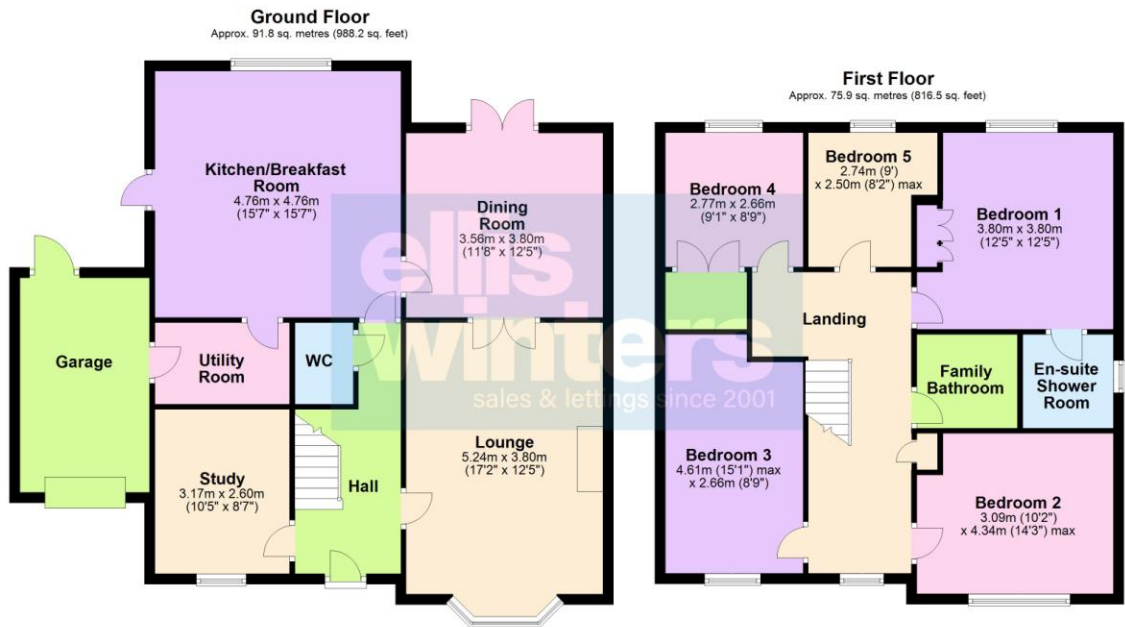
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**Ground Floor**

**Hall**  
Radiator, stairs to first floor and landing.

**WC**  
Fitted with WC and wash hand basin, radiator.

**Lounge**  
5.24m (17'2") x 3.80m (12'5")  
Bay window to front, fireplace, two radiators, double doors to:

**Dining Room**  
3.80m (12'5") x 3.56m (11'8")  
Radiator, double doors to rear.

**Kitchen/Breakfast Room**  
4.76m (15'7") x 4.76m (15'7")  
Fitted with wall and base units with integral oven, hob and hood, fridge/freezer and dishwasher, one and half bowl sink unit with mixer tap, window to rear, radiator, door to garden.

**Utility Room**  
Wall and base units with space for washing machine and tumble drier, sink unit with mixer tap, radiator, door to garage.

**Study**  
3.17m (10'5") x 2.60m (8'7")  
Window to front, radiator.

**First Floor & Landing**  
Window to front, airing cupboard, radiator.

**Bedroom 1**  
3.80m (12'5") x 3.80m (12'5")  
Window to rear, triple wardrobe, radiator.

**En-suite Shower Room**  
Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to side, radiator.

**Bedroom 2**  
4.34m (14'3") max x 3.09m (10'2")  
Window to front, radiator.

**Bedroom 3**  
4.61m (15'1") max x 2.66m (8'9")  
Window to front, radiator.

**Bedroom 4**  
2.77m (9'1") x 2.66m (8'9")  
Window to rear, double wardrobe, radiator.

**Bedroom 5**  
2.74m (9') x 2.50m (8'2") max  
Window to rear, radiator.

**Family Bathroom**  
Fitted with a three piece suite comprising bath, wash hand basin and WC, radiator.

**Outside**  
To the front of the property there is a garden with driveway to one side leading to the Garage with up and over door and fitted with light and power. The South West facing garden is laid to patio and lawn.

**Freehold**  
Council tax band E

**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.

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