



Kent Way, March
Guide Price £350,000 Freehold

**Sharman
Quinney**

Key Features



- Fantastic Family Home
- Situated Walking Distance to Town Centre
- Double Garage Plus Off-Road Parking
- Ensuite to Bedroom One
- Quiet Location

Ground Floor

Entrance Hall -

Tiled flooring, stairs to first floor, access to Lounge, Kitchen/Diner and downstairs WC.

Downstairs WC -

Tiled flooring, low rise toilet and pedestal hand wash basin.

Lounge -

Fitted carpet, bay window to front, patio doors to rear letting in ample natural light, feature fireplace. Double doors into dining room.

Kitchen -

Tiled floor, dual aspect windows to front and side. A range of base and wall units with tiled



splashbacks. Single drainer sink. Integrated appliances including dishwasher, electric oven with gas hob and overhead extractor fan. Space for American Fridge/Freezer. Open into Dining Room.

Dining Room -
Tiled floor from kitchen continued, window and patio doors to rear.

Utility Room -
Tiled floor, door to rear garden. Base and wall units with plumbing for washing machine and tumble dryer.

First Floor

Bedroom One -
Fitted carpet, window to front, access into private ensuite.

Ensuite -
Tiled floor and walls, window to rear. White three-piece suite including corner shower unit and built in vanity with storage with mounted sink and low-rise toilet.

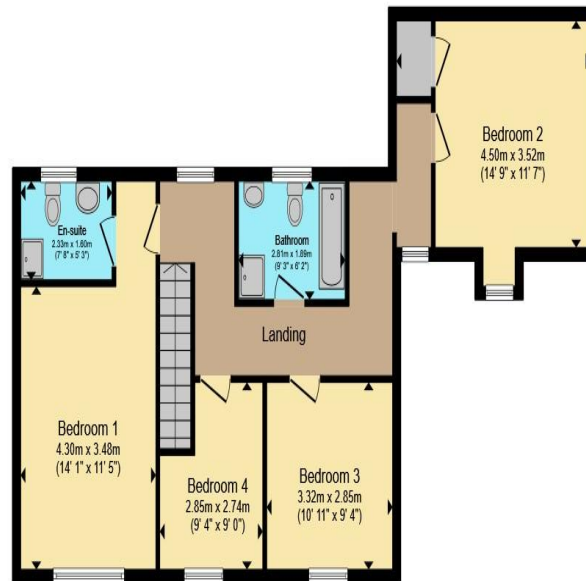
Bedroom Two -
Fitted carpet, window to front, vaulted ceiling and access to eaves storage.

Bedroom Three -
Fitted carpet, window to front.





Ground Floor



First Floor

Total floor area 161.4 m² (1,738 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Bedroom Four -
Fitted carpet, window to front.

Bathroom -
Tiled floor and walls, window to rear, white four-piece suite comprising of corner bath, separate shower unit and built in vanity with storage with mounted sink and low-rise toilet, heated towel rail.

Outside -
The front of the property is paved and offers parking in front of the double garage, there is an outdoor tap and there is gated access into the rear garden on both sides of the property. The rear garden is fully enclosed and is mostly laid to lawn with a border along the fence decorated with gravel and some shrubs. There is a generous patio area with a pergola, perfect for entertaining in the warmer months. There are two outdoor sockets. There is also a timber shed tucked away behind the double garage. Access to the double garage through a side door. The garage has one manual up and over door and one electric up and over door. Power and lighting, floor standing boiler.

Agents note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**To view this property call Sharman Quinney on:
01354 661166**

Selling your property?

Contact us to arrange a **FREE**
home valuation.

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 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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