

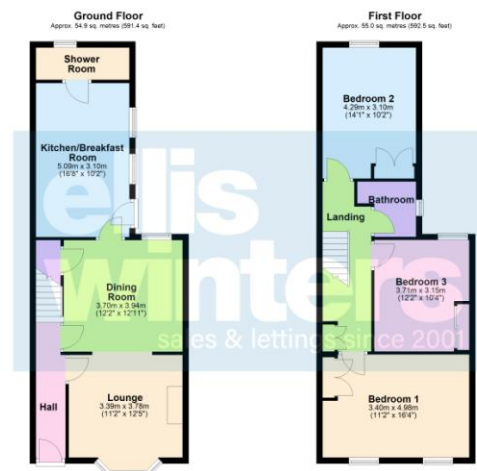
# £240,000

11 Maple Grove, March, PE15 8HT



To arrange a viewing call us now on 01354 701000

Located in a very popular area of town and boasting no chain this home offers generous proportions both inside and out! Accommodation comprises lounge with bay window, dining room, kitchen/breakfast room, ground floor shower room with first floor bathroom plus three double bedrooms. Outside there is parking and a good size, south facing garden. EPC E



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### Ground Floor



**Hall**  
Stain glass door to front, radiator, stairs to first floor and landing.

**Lounge**  
3.78m (12'5") x 3.39m (11'2")  
Bay window to front, ornamental fireplace, radiator, archway to:

**Dining Room**  
3.94m (12'11") x 3.70m (12'2")  
Window to rear, radiator, cupboard.



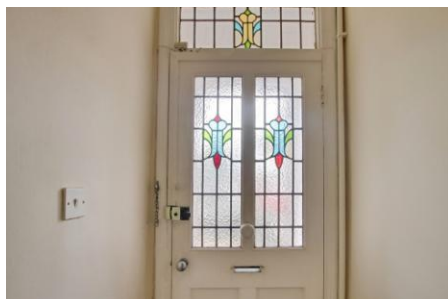
**Kitchen/Breakfast Room**  
5.09m (16'8") x 3.10m (10'2")  
Wall and base units with breakfast bar, gas cooker point, sink unit with mixer, space for washing machine, two windows to side, radiator, door to side.

**Shower Room**  
Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to rear, heated towel rail, gas fired boiler.



**First Floor & Landing**  
Storage cupboard, radiator.

**Bedroom 1**  
4.98m (16'4") x 3.40m (11'2")  
Two windows to front, fitted wardrobe, radiator.



**Bedroom 2**  
4.29m (14'1") x 3.10m (10'2")  
Window to rear, double cupboard, radiator.

**Bedroom 3**  
3.71m (12'2") x 3.15m (10'4")  
Window to rear, double wardrobe, radiator.

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

**Outside**  
There is off road parking to the side. The south facing rear garden is laid to patio and lawn with brick built outbuilding.

**Freehold**  
Council tax band B

**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 plus VAT per transaction (£48 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.

**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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