



**Kingswood Road, March PE15 9RT**



**welcome to**

## **Kingswood Road, March**

Room for all the Family ! Detached House - Four Bedrooms - En Suite to Bedroom One - Two Bathrooms - 17ft x 15ft Kitchen / Breakfast Room - Utility Room - Generous Rear Garden - Double Garage - Cul-de-sac Location \* Convenient to Town Centre \*



### Entrance Door

to

### Hall

Door to front. Door to garage. Two radiators. Stairs leading off. Telephone point.

### Ground Floor Cloakroom

Window to front. Radiator. Low level wc. Extractor fan. Pedestal wash hand basin. Laminate floor.

### Living Room

17' 3" x 12' 9" ( 5.26m x 3.89m )

French doors to garden with dual side light aspects. TV point. Telephone point. Two radiators.

### Family Room

11' x 9' 5" ( 3.35m x 2.87m )

Window to side. Radiator. Double doors to lounge.

### Kitchen / Breakfast Room

17' 10" x 15' 7" ( 5.44m x 4.75m )

Windows to rear. Tiled floor. Radiator. Oak worktops with storage under. Single drainer sink with mixer taps, 1 1/4 bowl. TV point. Telephone point. Integrated fridge. Integrated dishwasher. Range cooker with gas hob and cooker hood above.

### Utility Room

13' x 9' 5" ( 3.96m x 2.87m )

Oak worktops with storage under. Plumbing for washing machine. Vented tumble dryer. Single drainer sink with mixer taps. Radiator. Tiled floor. Gas central heating boiler ( wall mounted). Plumbing for washing machine.

Walk in Pantry (7ft 2ins x 4ft 1in) Tiled floor. Shelved.

### Stairs To First Floor Landing

Window to front. Window to rear. Two radiators. Airing cupboard housing hot water tank. Smoke alarm.

### Bedroom One

18' 7" max x 17' 8" ( 5.66m max x 5.38m )

Two windows to front. Two windows to side. Integral wardrobes. TV point. Telephone point.

### En Suite

Shower cubicle. Low level wc. Heated towel rail. Tiled floor. Pedestal wash hand basin. Extractor fan.

### Bedroom Two

15' x 11' 11" ( 4.57m x 3.63m )

Window to rear. Radiator. TV point. Telephone point.

### Bedroom Three

15' max x 10' 8" max ( 4.57m max x 3.25m max )

Window to side. Radiator. Loft access. TV point. Integral wardrobes.

### Bedroom Four

11' 3" x 9' 5" ( 3.43m x 2.87m )

Window to front. Radiator. TV point. Telephone point.

### Bathroom

(comprising four piece suite) Panelled bath with shower mixer taps. Shower cubicle. Pedestal wash hand basin. Low level wc. Radiator. Heated towel rail. Extractor fan.

### Outside

Front garden is open plan, laid to gravel for multi vehicle parking with drive to garage.

Rear garden is enclosed with patio area and laid to grass. Outside tap. Outside sockets. Mature trees and shrubs bordering.

### Garage

18' 6" x 17' 10" ( 5.64m x 5.44m )

Double up and over doors. Electric and lighting laid on. Integral door to hall.



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## welcome to Kingswood Road, March

- Detached House
- Four Bedroom
- En Suite to Bedroom One
- 17ft x 15ft Kitchen / Breakfast Room
- Utility Room
- Generous Rear Garden
- Double Garage
- Viewing Recommended

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: E

# £535,000



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.focalagent.com



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Property Ref:  
MCH114434 - 0003

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