



Percheron Drive, March, Cambs, PE15 9EH

Open Plan Living - Detached Bungalow - 3 Bedrooms - Open Plan Lounge/Diner/ Kitchen & Utility - Family Shower Room & Ensuite - Garden Room - Enclosed Rear Garden - Driveway & Single Garage - Call To View (01354) 696700

£310,000



Entrance Hall
Double glazed entrance door, single radiator and laminate flooring.

Open Plan Lounge/Diner & Kitchen
6.70m (22'1") x 6.14(10'10")max
Lounge/Diner
Two double glazed windows to front, two single radiators and laminate flooring.

Kitchen Area
Fitted with base and eye level units with work top space over, integrated fridge freezer, integrated dishwasher, induction hob, electric over, composite sink and laminate flooring.

Utility Room
2.29m (9'9") x 1.79m (7'7")
Double glazed window to side and rear, plumbing for washing machine, space for tumble dryer, stainless steel sink, single radiator and laminate flooring.

Master Bedroom
3.32m (10'11") x 3.07m (9'11")max
Double glazed window to rear and single radiator.

En-suite Shower Room
Double glazed window to rear and side, shower enclosure, wash hand basin, low-level WC, tiled walls, single radiator and tiled flooring.

Bedroom 2
3.58m (11'9") max x 3.32m (10'11")
Double glazed window to rear and radiator

Bedroom 3
3.34m (10'11") x 3.03m (9'11")
Double glazed window to rear and single radiator.

Shower Room
Fitted with a three piece suite comprising of shower cubicle, wash hand basin, low level WC, single radiator, tiled walls, tiled flooring and double glazed window to the side.

Outside
There is a driveway to the front leading to the garage with up and over door and EV Charger. The enclosed rear garden is mainly laid to lawn and patio areas, mature fruit trees and timber built sheds.

There is also a garden room/cabin to the bottom of the garden which has power, lighting and electric heating.

EPC RATING - D



Total area: approx. 86.0 sq. metres (926.1 sq. feet)

Plans are for representational purposes only
Plan produced using PlanUp.



Call to arrange a viewing **01354 696700**

T Payne & Co
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.