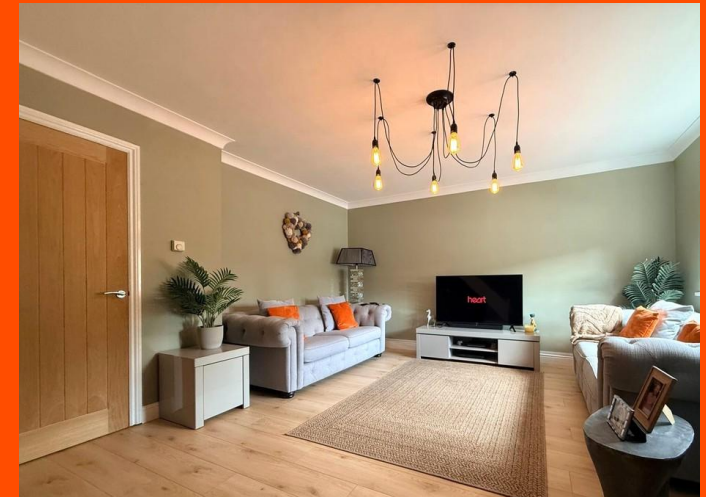




Swallow Way, March, Cambs, PE15 9HR

Immaculately Presented - Semi-Detached House - 4 Bedrooms - Kitchen/Breakfast Room - Lounge & Snug - Family Shower Room, En-Suite Bathroom & Ground Floor WC - Enclosed Rear Garden - Driveway Parking - Viewing Recommended - EPC Rating: TBC Call To View - (01354) 696700

£300,000



Ground Floor

Entrance Hall

Radiator, laminate flooring, double glazed entrance door, door to:

WC

Double glazed window to front, fitted with two piece suite comprising, wash hand basin with storage under and part tiled walls and low-level WC, heated towel rail, tiled flooring.

Lounge 4.92m (16'2") x 3.81m (12'6")

Double glazed window to front, two radiators, stairs to first floor and laminate flooring.

Snug 2.67m (8'9") x 2.45m (8')

Double glazed window to rear, radiator and laminate flooring.

Kitchen/Breakfast Room

5.19m (17') x 2.94m (9'8")

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, composite sink with splashback, integrated fridge/freezer, dishwasher and washing machine, built-in oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, double glazed window to side, radiator and laminate flooring.

Dining Area

4.89m (16'1") x 2.46m (8'1")

Double glazed window to front, built-in storage cupboard, radiator and laminate flooring.

Rear Porch

Double glazed windows to side and rear, laminate flooring and door to rear garden.

First Floor

Landing

Stairs to first ground floor, airing cupboard and doors to:

Master Bedroom

5.21m (17'1") x 2.50m (8'3")

Double glazed window to front, double glazed window to side, radiator, laminate flooring and door to:

En-suite Bathroom

Fitted with three piece suite comprising, freestanding bath with hand shower attachment, wash hand basin with storage under part tiled walls and low-level WC, extractor fan, double glazed window to rear, heated towel rail and tiled flooring.

Bedroom 2

3.71m (12'2") x 2.48m (8'2")

Double glazed window to front, radiator and laminate flooring.

Bedroom 3

3.24m (10'8") x 3.07m (10'1")

Double glazed window to rear, radiator and laminate flooring.

Bedroom 4

2.27m (7'5") x 2.17m (7'1")

Double glazed window to front, over stairs storage cupboard, radiator and laminate flooring.

Shower Room

Fitted with three piece suite comprising, large walk-in shower enclosure with glass screen, wash hand basin with storage under, WC with hidden cistern, fully tiled walls, double glazed window to rear, heated towel rail and tiled flooring.

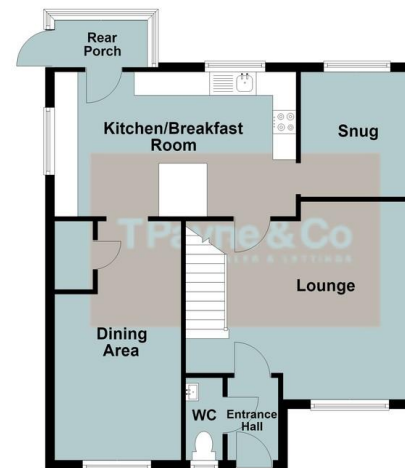
Outside

The property has gravel driveway parking to the front with a side gate which gives access to the enclosed rear garden which is mostly laid to lawn, with patio and gravel area with pergola.

EPC Rating: C

Ground Floor

Approx. 60.0 sq. metres (645.6 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.0 sq. feet)



Total area: approx. 112.6 sq. metres (1211.6 sq. feet)



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.