

£375,000

Buckden House, 37 County Road, March, PE15 8ND



**To arrange a viewing call us now on 01354 701000**

This extended family home has many features including generous lounge/diner, kitchen with integral appliances, breakfast room, garden room, utility and ground floor shower room whilst upstairs there are three bedrooms, bathroom and further WC. Outside is where it gets interesting with parking, drive through garage, further driveway at the rear leading to workshop 6.9m x 6.8m and office 6.8m x 2.8m. Viewing is a must to fully appreciate all that is on offer here! EPC D

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**Ground Floor**

**Hall**  
Window, stairs to first floor and landing, radiator.

**Lounge/Dining Room**  
6.71m (22') x 3.60m (11'10")  
Cupboard, bay window, further window, four radiators.

**Kitchen**  
7.97m (26'2") x 2.68m (8'9")  
Wall and base units with granite worktops, range style cooker, integral appliances including dishwasher, washing machine, tumble drier, fridge/freezer, sink unit with mixer tap, window, radiator, log burner, opening to:

**Breakfast Room**  
2.95m (9'8") x 2.00m (6'7")  
Window, radiator, door to garden.

**Garden Room**  
Double doors to garden, log burner, underfloor heating.

**Utility Room**  
Base units with sink and mixer tap, radiator, window, skylight, radiator.

**Show er Room**  
Fitted with oversized shower unit, vanity wash hand basin and WC, skylight.

**First Floor & Landing**  
Storage cupboard, two radiators, window, access to loft with ladder, light and part boarded.

**Bedroom 1**  
6.40m (21') x 2.50m (8'2")  
Two windows, fitted wardrobe, dresser and drawers, two radiators.

**Bedroom 2**  
4.14m (13'7") x 3.07m (10'1")  
Two windows, fitted wardrobes, radiator.

**Bedroom 3**  
3.00m (9'10") x 2.55m (8'4")  
Window, fitted cupboards, radiator.

**Bathroom**  
Fully tiled and fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and WC, window, heated towel rail.

**WC**  
Fitted with vanity wash hand basin and WC, window, radiator.

**Outside**  
A driveway provides off road parking and leads to the drive through Garage 6.4m x 2.5m with electric roller door both front and rear and is fitted with light, power and water. A block weave driveway leads all the way to the Workshop 6.9m x 6.7m with outside water supply. An electric roller door open to the front and the workshop is fitted with light and power, panel heater, plastered through and has access to loft space. A further door leads to the Office 6.8m x 2.8m and is plastered through, fitted with light and power with air conditioning unit, panel heater, telephone and internet. The main garden is laid to patio and lawn with Summerhouse 3.5m x 3.5m and is fitted with light and power with double doors opening to a veranda. Finally, an above ground pool completes the outside space.

**Freehold**  
Council tax band C

**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 £66.67 plus VAT per transaction (£80 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.

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