

Offers In Region Of

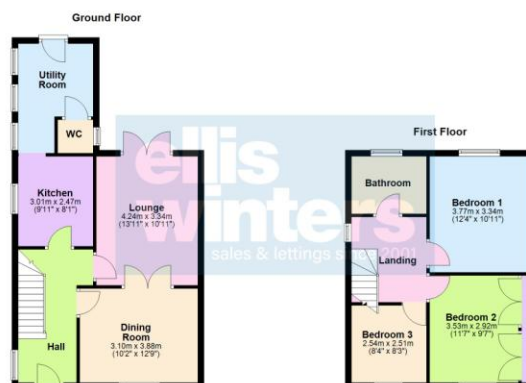
**£250,000**

46 Maple Grove, March, PE15 8JT



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

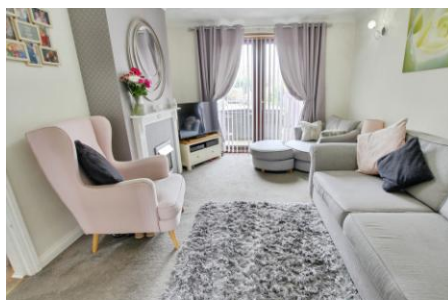
This lovely home is ideal for the growing family and boasts a good level of accommodation within including lounge with separate dining room, kitchen with oven and hob, utility room and ground floor cloakroom whilst upstairs there are three good size bedrooms and four piece bathroom suite. Outside there is ample parking and good size rear garden. EPC C



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#### Ground Floor

##### Hall

Window to side, radiator, stairs to first floor with storage under.

##### Lounge

4.24m (13'11") x 3.34m (10'11")

Radiator, double doors to garden, ornamental fireplace, double doors to:

##### Dining Room

3.88m (12'9") x 3.10m (10'2")

Window to front, radiator.

##### Kitchen

3.01m (9'11") x 2.47m (8'1")

Fitted with wall and base units with integral oven, hob and hood, one and half bowl sink unit with mixer tap, window to side.

##### Utility Room

Storage cupboard, space for washing machine and tumble drier, windows to side, door to garden.

##### WC

Fitted with wash hand basin and WC, window to side, radiator.

#### First Floor & Landing

Window to side, cupboard, access to loft with some boarding and light.

##### Bedroom 1

3.77m (12'4") x 3.34m (10'11")

Window to rear, radiator, cupboard housing gas fired combination boiler.

##### Bedroom 2

3.53m (11'7") x 2.92m (9'7")

Window to front, radiator, cupboards/wardrobes to one wall.

##### Bedroom 3

2.54m (8'4") x 2.51m (8'3")

Window to front, radiator.

#### Bathroom

Fitted with a four piece suite comprising spa style bath with mixer tap shower over, separate shower cubicle, wash hand basin and WC, window to rear, heated towel rail.

#### Outside

A driveway at the side provides parking for multiple vehicles. The rear garden is laid to patio and lawn with mature borders and summerhouse 5.8m x 2.99m and fitted with power supply.

#### Freehold

Council tax band A

#### 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.

#### Disclaimer

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