



**Shaw Drive, March PE15 9TB**

**welcome to**

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This beautifully updated three bedroom semi detached family home offers versatile living with a front lounge, additional reception/bedroom, utility room and an impressive open plan kitchen and family area.



### **Entrance Door**

to

### **Hall**

Understairs storage cupboard. Laminate flooring. Radiator.

### **Lounge**

Window to front. Radiator.

### **Dining Room/ Bedroom Four**

Window to front. Radiator. Laminate flooring. Open to hall with access to storage cupboard and separate access to drive via door.

### **Utility Room**

Radiator. Laminate flooring. Plumbing for washing machine. Space for undercounter appliances. Additional work surfaces.

### **Kitchen**

Window to rear. Contemporary kitchen comprising wall and base units, integral undercounter dishwasher and integrated oven, hood and gas hob. Space for American style fridge. Integrated pan drawers, granite worktop and two wine racks. Central Island with breakfast bar area and storage. Double doors leading out to rear garden. Vaulted ceiling area with lantern style glass panel roof open into family area. Door leading out to rear patio/ terrace area.

### **Family Area**

Window to rear. Sliding door to rear patio. Patio doors to rear. Vertical radiator. Laminate flooring- a selection of base and wall units with granite worktops and upstands as well as central island with breakfast bar area and vaulted ceiling with ceiling lantern flooding the room with light. Chest high Neff oven and grill with space for freestanding American fridge/freezer. Sealed into the granite worktops is a 5 ring gas hob with cooker hood above. Undercounter integral dishwasher and 1 ¼ bowl sink inset into island with mixer taps.

### **Landing**

Loft access. Window to side and storage cupboard.

### **Bedroom One**

Window to front and fitted wardrobe storage.

### **Bedroom Two**

Window to the rear. Airing cupboard housing the wall mounted boiler. Radiator. Fitted storage cupboard.

### **Bedroom Three**

Window to the front. (currently fitted out as a dressing room with fitted wardrobes and dressing table).

### **Bathroom**

Window to the rear. Recently installed panelled bath with mixer taps and thermostatic shower over. Low level WC. Combi vanity unit with wash hand basin and mixer taps. Heated towel rail. Tiled walls and vinyl flooring throughout.

### **Outside**

Enclosed rear garden with decked seating area. Laid to grass with slabbed patio seating area. Outside sockets. Outside tap. Timber shed.



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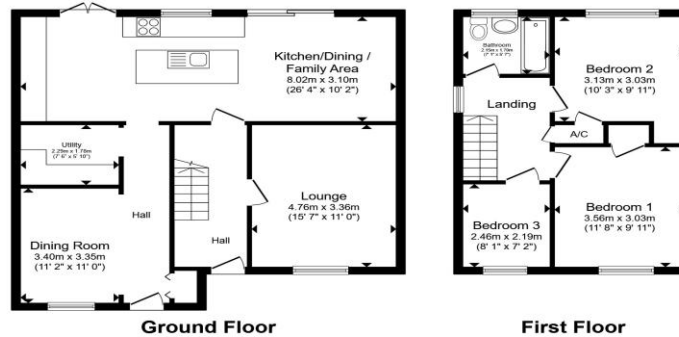
## Shaw Drive, March

- Semi detached family home in a desirable residential location
- Spacious lounge plus versatile 3rd reception room /4th bedroom with separate driveway access
- Three first floor bedrooms, two with fitted storage
- Utility room with work surfaces and appliance space
- Stunning open plan kitchen/family area with granite worktops, central island, vaulted ceiling and lantern skylight

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers in excess of

**£270,000**



Total floor area 107.4 m<sup>2</sup> (1,156 sq.ft.) approx  
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.propertybox.io

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MCH114678 - 0003

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