



Parkview Lane, Manea, March, Cambs, PE15 0LZ

Detached House - Offering Spacious Living Accommodation - Sought After Location - 4 Double Bedrooms - En suite Dressing Room & Shower Room To Bedroom 1 - 2 Reception Rooms - Generous Kitchen/ Diner - Driveway & Garage - Front, Side & Rear Gardens – No Upward Chain - Call To View (01354 696700)

£415,000



Ground Floor

Hall

Double glazed window and entrance door to front, wooden flooring with under floor heating, stairs to first floor and doors to:

WC

Wall mounted wash hand basin with mixer tap and tiled splashback, close coupled WC, wooden flooring with under floor heating.

Lounge

5.71m (18'9") x 4.35m (14'3") max
Double glazed windows to front and rear, double glazed double door to rear, recess with inset wood burning stove, wooden flooring with under floor heating and door to:

Family Room

4.30m (14'1") x 3.42m (11'3") max
Double glazed windows to side and rear, double glazed double door to rear, wooden flooring with under floor heating and door to:

Kitchen/Dining Room

6.73m (22'1") x 3.56m (11'8")
Double glazed window to front, fitted with a matching range of base and eye level units and drawers, worktop, 1+ 1/2 bowl stainless steel sink with mixer tap, built-in double oven, built-in hob with extractor hood over, integrated fridge, freezer and dishwasher, built-in storage cupboard, wooden flooring with under floor heating and spotlights.

First Floor

Landing

Stairs to ground floor, built-in airing cupboard and door to:

Bedroom 1

5.70m (18'8") x 3.58m (11'9")
Double glazed window to front and rear, eves storage cupboard, under floor heating and door to:

Dressing Room

2.96m (9'9") x 2.52m (8'3")
Skylight window, under floor heating and door to:

En-suite

Double glazed window to rear, suite comprising pedestal wash hand basin with mixer tap and tiled splashback, double shower enclosure with fitted shower, close coupled WC, heated towel rail and tiled flooring.

Bedroom 2

3.82m (12'6") x 3.32m (10'11")
Double glazed window to front and under floor heating.

Bedroom 3

3.82m (12'6") x 2.32m (7'7")
Double glazed window to rear and under floor heating.

Bedroom 4

3.40m (11'2") x 3.10m (10'2")
Double glazed window to rear and under floor heating.

Bathroom

Double glazed window to front, suite comprising panelled bath with mixer tap, separate shower over and screen, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls, tiled flooring, under floor heating, door to:

Outside

There is a block paved driveway to the front of the property providing parking and leading to the single garage with up and over door, power and lighting connected and door to the rear. There is a planted bed to the front with steps up to the entrance door. The rear garden is enclosed with paved patio areas, with the remainder mainly laid to lawn which extends to the side of the property and is enclosed by picket fencing.

EPC RATING - TBC



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.