



## Scholars Close, Manea, March, Cambs, PE15 0HF

Popular Village Location - Detached Bungalow - 3 Double Bedrooms - Kitchen - Lounge - Ensuite To Master & Bathroom - Enclosed Rear Garden - Driveway & Garage - Call To View (01354) 696700

**£310,000**



#### Ground Floor

##### Entrance Hall

Built in storage cupboard with double doors, radiator and fitted carpet.

##### Lounge

4.72m (15'4") x 4.35m (14'2") max

Window to rear, two radiators, fitted carpet and double doors leading to the rear of the property.

##### Kitchen 3.06m (10') x 2.98m (9'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated dishwasher and washing machine, space for fridge/freezer, built-in oven, built-in hob, window to side, part tiled walls and tiled flooring.

##### Bedroom 1

5.03m (16'5") x 3.25m (10'6")

Window to rear, radiator, fitted carpet and door to;

#### En-suite

Fitted with three piece suite comprising shower cubicle wash hand basin and low-level WC, part tiled walls, window to side, heated towel rail and tiled flooring.

#### Bedroom 2

3.29m (10'7") x 3.29m (10'7")

Window to front and radiator.

#### Bedroom 3

3.06m (10') x 2.49m (8'1")

Window to front and radiator.

#### Bathroom

Fitted with three piece suite comprising panelled bath with shower head over, wash hand basin and low-level WC, part tiled walls, window to front, heated towel rail and tiled flooring.

#### Outside

The property offers a small front garden which is laid to lawn and planted with shrubs. There is also a garage with driveway.

Two side gates allow access to an enclosed rear garden comprising block paved patio area with a timber-built pagoda surround with raised box planters, paved path leading to an external door providing access to the garage, lawn, decked area and shrub and plant borders.

The garage is also connected with power and lighting.

EPC- 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.