



## Valentine Close, Manea, March, Cambs, PE15 0LP

Immaculately Presented - Village Location - Modern Semi Detached House - 2 Double Bedrooms - Open Plan Kitchen/Dining Room & Lounge - Conservatory - Ground Floor WC & First Floor Shower Room - Off Road Parking & Enclosed Rear Garden - Call To View (01354) 696700

**£225,000**



#### Ground Floor

##### Entrance Hall

Double glazed door and window to front, radiator, tiled flooring, coving to ceiling and stairs for first floor.

##### Kitchen/Dining Room

4.11m (13'6") x 3.23m (10'7")  
Fitted with a matching range of base and eye level units with quartz worktop space over, electric cooker with extractor hood over, 1+1/2 bowl sink, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer and slimline dishwasher, storage cupboard, radiator, tiled flooring, coving to ceiling, double glazed window to side and open plan to:

##### Lounge

4.11m (13'6") x 3.23m (10'7")  
Double glazed double door, two radiators and coving to ceiling.

##### Conservatory

Double glazed door to side, and

double-glazed double door to rear, double and rear and laminate flooring.

##### WC

Fitted with two-piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator, tiled flooring, coving to ceiling and double-glazed window to side.

##### First Floor

##### Landing

Boiler cupboard and radiator.

##### Bedroom 1

4.11m (13'6") x 3.28m (10'9")  
Double glazed window to rear, radiator and coving to ceiling.

##### Bedroom 2

3.17m (10'5") x 2.90m (9'6")  
Two double glazed windows to front, built in wardrobe, radiator and coving to ceiling.

##### Show er Room

Fitted with three-piece suite

comprising shower cubicle, glazed windows to side pedestal wash hand basin, low-level WC, heated towel rail, tiled splashbacks, tiled flooring, coving to ceiling and double-glazed window to side.

##### Outside

The property offers ample off road parking to the front and an enclosed rear/side garden which is mainly laid to lawn, with patio areas and shed.

EPC Rating: D



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.