



Station Road, Manea, March, Cambs, PE15 0JL

Village Location - Detached House - 2 Double Bedrooms - Kitchen, Dining Room & Utility - Lounge & Family Room - Bathroom & Shower Room - Rear Garden - Driveway - EPC-TBC - Call To View (01354) 696700

£265,000



Ground Floor

Entrance Hall

Wooden Flooring, radiator and stairs leading to the first floor.

Lounge

4.01m (13'1") x 3.80m (12'4")
Double glazed window to front, radiator and fitted carpet.

Family Room

4.01m (13'1") x 3.80m (12'4")
Double glazed window to front, radiator and wooden flooring.

Kitchen

3.23m (10'5") x 3.17m (10'4")
Fitted with a matching range of base and eye level units with worktop space over, composite sink, plumbing for dishwasher, space for fridge/freezer and cooker, double glazed window to side and vinyl flooring.

Dining Room

4.85m (15'9") Max x 2.14m (7")
Double glazed window to rear, radiator, vinyl flooring and built in cupboard housing the boiler.

Utility Area

2.15m (7") x 2.11m (6'9")
Plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator, vinyl flooring and built in storage cupboard.

Bathroom

Fitted with three-piece suite comprising panelled bath, wash hand basin and WC, tiled surround, double glazed window to front and vinyl flooring.

First Floor

Landing

Double glazed window to front and fitted carpet.

Bedroom 1

4.04m (13'2") x 3.78m (12'4")
Double glazed window to front, two built in double wardrobes, radiator and fitted carpet.

Dressing Area

3.20m (10'6") x 2.00m (6'7")
Double glazed window to side, radiator and fitted carpet.

Shower Room

Fitted with three piece suite

comprising shower cubicle, wash hand basin and WC tiled surround and tiled flooring.

Bedroom 2

4.01m (13'1") x 3.81m (12'5")
Double glazed window to front, radiator and fitted carpet.

Outside

The property offers a small front garden which is laid to lawn with a brick-built dwarf wall in front and a paved path leading to the front door.

To the side of the property is a generous driveway allowing for off road parking.

A good size rear garden which is mainly laid to lawn, patio area and planted shrubs and bushes.

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.