



**Station Road, Manea, March, Cambs, PE15 0HG**

Village Location - Detached Bungalow - 3 Bedrooms - Kitchen/ Breakfast Room - Lounge - Conservatory - Utility Room - Bathroom - Driveway with Ample Parking - Barn/Workshop - Call To View (01354) 696700

**Offers Over**

**£350,000**





**Entrance Hall**  
Entrance door, storage cupboard and doors to:

**Lounge**  
6.36m (20'11") x 3.90m (12'10")  
Open fire fireplace, double glazed sliding doors, two radiators.

**Kitchen/Breakfast Room**  
6.36m (20'11") x 3.54m (11'8")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink with tiled splashbacks, space for fridge/freezer, electric fan assisted range style oven, vinyl flooring, double glazed sliding doors.

**Utility**  
3.25m (10'8") x 2.77m (9'1")  
Fitted with a matching base and eye level units with worktop space over, plumbing for washing machine and dishwasher, space for tumble dryer, double glazed window to rear, boiler cupboard and vinyl flooring.

**Conservatory**  
With uPVC double glazed windows, tiled flooring, radiator, door to side and double doors to endosed rear garden.

**Bedroom 1**  
3.64m (11'11") x 3.25m (10'8")  
Double glazed window to front, fitted with a built-in wardrobes with full-length mirrored sliding doors, and single radiator.

**Bedroom 2**  
3.25m (10'8") x 3.04m (10')  
Double glazed window to front, radiator, built in wardrobe.

**Bedroom 3**  
3.76m (12'4") max x 3.04m (10')  
Double glazed window to rear, built in wardrobe, single radiator, low level WC with wash hand basin and storage under.

**Bathroom**  
Double glazed window to rear, fitted with a 3 piece suite comprising P shaped walk in bath with shower over, wash hand

basin with storage under and WC, heated towel rail, vinyl flooring, spotlights.

**Outside**  
The property has driveway for several vehicles with a large workshop/barn (approx. 6.5 m x 10 m) with a roller door to front and timber shed. The endosed rear garden has block weave patio area and lawn with a pond, planted boarders, trees and shrubs.

EPC Rating - D



**Call to arrange a viewing 01354 696700 TPayne & 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.