



Rutland Way, Manea, March, Cambs, PE15 0HJ

Village Location - Semi-Detached Bungalow - 2 Double Bedrooms - Kitchen & Lounge/Diner - Bathroom - Rear Lobby & Store - Front & Rear Gardens - Call To View (01354) 696700

£215,000



Entrance Hall

Double glazed double glazed entrance door and window to side, storage cupboard, radiator, vinyl flooring and doors to:

Lounge
5.07m (16'8") x 3.80m
(12'6")

Double glazed window to front, fireplace, two radiators and vinyl flooring.

Bedroom 1
3.52m (11'7") x 3.28m
(10'9")

Double glazed window to front and radiator.

Bedroom 2
3.87m (12'8") x 2.61m (8'7")
Double glazed window to rear, built-in wardrobes with sliding doors and radiator.

Rear Lobby

With shoe storage cupboard and door to:

Store Room

Currently being used as an office, with double glazed window to side, tiled flooring and two doors to rear garden.

Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to side and radiator.

Kitchen

4.41m (14'6") x 3.04m (9'11")
Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and cooker, electric, double glazed window to rear, radiator and three built in storage cupboards, door to:

Outside

The property has a lawned front garden with pathway leading to the entrance door. A small seating area to the side with a gate through to the enclosed, low maintenance rear garden which has patio area, two timber sheds and rear access.

EPC Rating: C

Ground Floor
Approx. 77.4 sq. metres (832.7 sq. feet)



Total area: approx. 77.4 sq. metres (832.7 sq. feet)

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.



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