



MAXEY GROUNDS

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01354 607105 or 01945 428825

Residential Lettings

£1,250 pcm



Ref: M4654

21 Park Road, Manea, March, Cambridgeshire, PE15 0LL

MODERN DETACHED HOUSE situated in the CENTRE OF THE VILLAGE. Accommodation includes entrance hall, cloakroom, office, lounge, dining room, kitchen, utility room, 3 bedrooms, en suite and family bathroom. Having off road parking for several vehicles, double garage and enclosed garden. Benefiting from double glazing and oil central heating. Deposit and rent payable in advance.





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ENTRANCE HALL From front entrance porch and front entrance door, stairs leading off, feature arched sealed unit double glazed window to front, textured and covered ceiling, radiator, under stairs storage cupboard.

CLOAKROOM Sealed unit double glazed window to side, white suite including low level wc and wash basin with tiled splashback, radiator, textured and covered ceiling.

OFFICE 8' 02" x 7' (2.49m x 2.13m) Sealed unit double glazed window to front, textured and covered ceiling, radiator.

LOUNGE 13' 07" x 11' 04" excluding bay (4.14m x 3.45m) Sealed unit double glazed bay window to front, radiator, textured and covered ceiling, open fireplace, radiator.

DINING ROOM 11' 04" x 8' 5" (3.45m x 2.57m) From lounge, double glazed French doors to rear, textured and covered ceiling, radiator.

KITCHEN/BREAKFAST ROOM 11' 04" x 9' 10" (3.45m x 3m) Fitted kitchen including single drainer sink unit, worktop surfaces with a range of matching wall and base units, breakfast bar, integrated fridge and freezer, fitted double electric oven, 4 ring electric hob and concealed extractor over, tiled splashbacks, sealed unit double glazed window to rear, radiator, textured and covered ceiling. (Note: Appliances will be subject to a white goods clause.)

UTILITY ROOM 6' 10" x 6' 07" (2.08m x 2.01m) Door and sealed unit double glazed window to rear, worktop surface with space and plumbing under for automatic washing machine and tumble dryer, oil fired boiler, range of fitted wall cupboards, textured and covered ceiling.

FIRST FLOOR Split level stairs to galleried landing, textured and covered ceiling.

BEDROOM 1 13' 06" x 11' 04" (4.11m x 3.45m) Sealed unit double glazed window to front, radiator, textured and covered ceiling.

EN SUITE Built in shelved and railed wardrobe cupboard, white suite including low level wc, pedestal wash basin and tiled shower cubicle, sealed unit double glazed window, textured and covered ceiling, radiator.

BEDROOM 2 13' 11" x 9' 11" max (4.24m x 3.02m) Irregular in shape, 2 sealed unit double glazed windows to rear, radiator, textured and covered ceiling.

BEDROOM 3 10' 04" x 8' 3" max (3.15m x 2.51m) Irregular in shape, radiator, sealed unit double glazed window to front, textured and covered ceiling.

BATHROOM 9' 11" x 9' 3" (3.02m x 2.82m) Having white suite including built in vanity units, low level wc and wash basin, panel bath with shower over and screen, part tiled walls, radiator, textured and covered ceiling, sealed unit double glazed window.

DOUBLE GARAGE 18' 10" x 16' 11" (5.74m x 5.16m) Matching brick built, up and over door front, door and window, fitted sink unit, power and light.

OUTSIDE The property has open plan front garden laid to lawn, gravelled driveway and turning area providing parking for several vehicles and access to double garage. Caravan space. Enclosed rear garden laid to lawn and paved patio, decking.

SERVICES Mains water, electricity and drainage. Radiator central heating via oil fired boiler.

DIRECTIONS From our High Street March Office turn left and follow the road out of the town to the roundabout, joining the A141 from the 1st exit and taking the 3rd turning left onto the B1098 towards Manea. Once you reach Manea, turn right onto Station Road and continue into the village, once on High Street take the 1st main junction left into Park Road and following Park Road number 21 can be found on your left hand side.

COUNCIL TAX BAND D

EPC RATING BAND E

PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

TENANCY DEPOSIT For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

PARTICULARS UPDATED 23rd July 2024



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GROUNDS





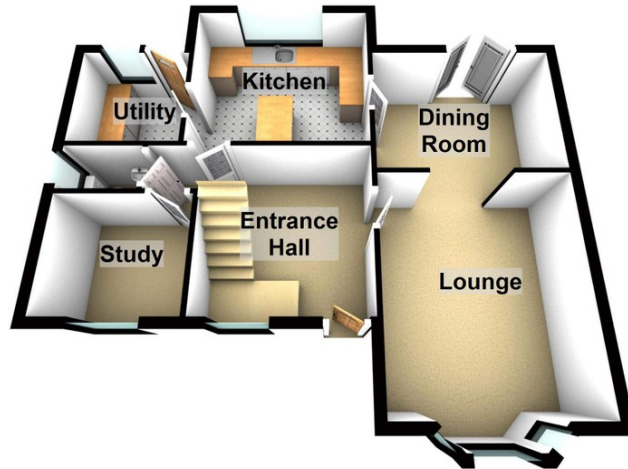
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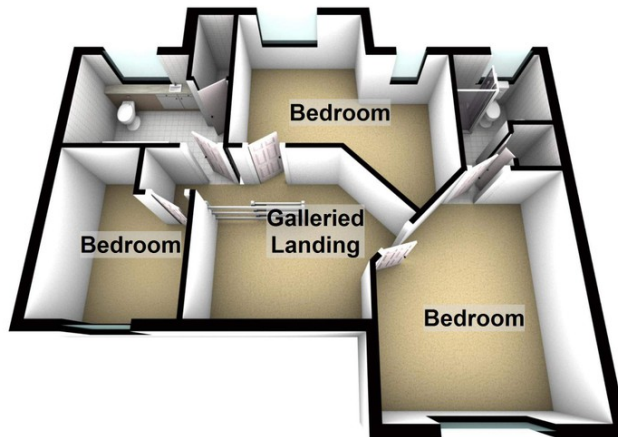
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Ground Floor



First Floor



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.