



Kirton Close, Manea, March, Cambs, PE15 0NE

Village Location - Cul-De-Sac - Beautifully Presented Semi-Detached House - 3 Bedrooms - Kitchen/Diner & Lounge - Family Bathroom, En-Suite Shower Room & Ground Floor WC - Enclosed Rear Garden With Cabin - Off Road Parking - Call To View -01354 696700

£274,000



Ground Floor
Entrance Hall
 Double glazed entrance door,
 double glazed window to side,
 radiator, vinyl flooring stairs to first floor.

Lounge
 4.69m (15'5") x 3.37m (11'1")
 Double glazed window to front,
 radiator, vinyl flooring and
 panelled feature wall.

Kitchen/Diner
 5.61m (18'5") x 3.45m (11'4")
 Fitted with a matching range of
 base and eye level units with
 worktop space over, 1+1/2 bowl
 sink with tiled splashbacks,
 integrated larder fridge and
 freezer, integrated dishwasher,
 tumble dryer and washing
 machine, built-in eye level electric
 fan assisted oven, built-in hob with
 extractor hood over, built-in
 microwave, double glazed window
 to rear, radiator, vinyl flooring and
 double glazed double doors to
 enclosed rear garden.

WC
 Double glazed window to side,

fitted with two piece suite
 comprising, wash hand basin with
 storage under, tiled splashbacks
 and low-level WC, vinyl flooring
 and extractor fan.

First Floor
Landing
 Double glazed window to side,
 airing cupboard and doors to:

Bedroom 1
 3.65m (12') x 0.83m (2'8") max
 Double glazed window to front,
 built-in wardrobes, radiator and
 door to:

En-suite
 Fitted with three piece suite
 comprising wash hand basin with
 storage under and tiled
 splashbacks, large shower
 enclosure, and WC with hidden
 cistern, extractor fan, double
 glazed window to front, heated
 towel rail and vinyl flooring.

Bedroom 2
 3.04m (9'11") x 2.65m (8'8") max
 Double glazed window to rear and
 radiator.

Bedroom 3
 3.04m (9'11") x 2.86m (9'5")
 Double glazed window to rear and
 radiator.

Bathroom
 Fitted with three piece suite
 comprising panelled bath with
 shower over, glass screen with
 curtain rail, wash hand basin with
 storage under and WC with hidden
 cistern, part tiled walls, extractor
 fan, heated towel rail and vinyl
 flooring.

Outside
 Nicely situated in a cul-de-sac
 location the property has off road
 parking to the side and front. A
 side gate gives access to the
 enclosed rear garden which is
 mainly laid to lawn with patio area,
 stone chipped area, cabin with
 electric, lighting and insulation.
 Currently used as a gym but could
 be converted to work from home
 office/hobby room.
 (3.31m x 5.20m approx)

EPC Rating: B



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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