

Total area: approx. 174.4 sq. metres (1877.1 sq. feet)



Ground floor

First floor

TPayne & Co
SALES & LETTINGS

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

Village Location - Detached House - 3 Double Bedrooms - Kitchen & 2 Reception Rooms - Family Bathroom & Ground Floor WC - Utility Room - Low Maintenance Enclosed Rear Garden - Studio With Power, Air Con & WC - Driveway Parking - No Upward Chain Viewing Recommended - Call (01354) 696700

£325,000



Dining Area

3.46m (11'4") x 3.39m (11'2")
Double glazed entrance door, double glazed window to front, tiles flooring and radiator.

Lounge

4.31m (14'2") x 3.52m (11'7")
Double glazed window to front and radiator.

Sitting Room

3.55m (11'8") x 3.54m (11'7")
Double glazed window to front, fireplace and radiator.

Multi Functional Open Space
Double glazed window to rear, fireplace with wood burner, radiator, tiled flooring, stairs to first floor and under stairs storage cupboard.

Kitchen/Breakfast Room

4.28m (14'1") x 3.52m (11'7")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, tiled splashbacks, integrated dishwasher, space for fridge and freezer, built-in electric fan assisted oven,



built-in hob with extractor hood over, built-in microwave, built in wine cooler, double glazed window to rear, skylight, radiator and tiled flooring.

Utility Room

2.12m (6'11") x 1.90m (6'3")
With worktop space, plumbing for washing machine, double glazed window to side, tiled flooring and door to:

WC
Double glazed window to rear, fitted with two piece suite comprising, wash

hand basin with storage under and tiled splashbacks, low-level WC, radiator and tiled flooring.

First Floor

Landing
Spacious landing with double glazed window to rear, airing cupboard, radiator and doors, to:

Bedroom 1
4.19m (13'9") x 4.05m (13'2") max
Double glazed window to front, radiator and double glazed double doors leading to juliet balcony.



Bedroom 2
heated towel rail and tiled flooring.

3.68m (12'1") x 3.53m (11'8")
Double glazed window to front and radiator.

Bedroom 3

3.55m (11'8") x 3.54m (11'7")
Double glazed window to front and radiator.

Bathroom
Fitted with four piece suite comprising panelled bath, wash hand basin and WC in vanity unit with storage, fully tiled walls, corner shower enclosure, double glazed window to rear,



Outside
The property has a driveway parking to the side, while a side gate gives access to the enclosed walled, courtyard garden with decked area, wood shed and access to the Studio.

Studio

5.05m (16'7") x 4.40m (14'5")
A multi functional room fitted with worktop space over base units, sink, tiled splashbacks, air conditioning, power, light , double glazed multi-paned window to front, radiator, tiled flooring and door to:

WC
Fitted with a two piece suite comprising low level WC, pedestal wash hand basin, fully tiled walls and tiled flooring.

