



**Pinglewood Row, Station Road, Manea, March, Cambs, PE15 0FP**

Village Location - Field Views - Semi-Detached House - 3 Double Bedrooms - Kitchen, Lounge & Dining Area - Family Bathroom, En-Suite to Master & Ground Floor WC - Enclosed Rear Garden - 3 Allocated Parking Spaces - Call To View (01354) 696700

**£254,000**



#### Ground Floor

##### Entrance Hall

Double glazed entrance door, single radiator, vinyl flooring, stairs to first floor and door to WC

Lounge 4.39m (14'5") x 3.34m (10'11")

Double glazed window to front, single radiator, vinyl flooring, open plan to dining area.

##### Dining Area

3.73m (12'3") x 2.92m (9'7")

Single radiator, vinyl flooring, double glazed double doors to enclosed rear garden with fields views, door to:

Kitchen 3.73m (12'3") x 2.33m (7'8")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge freezer, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, double glazed window to rear, vinyl flooring and double glazed door to side.

#### First Floor

##### Landing

Stairs to first floor, airing cupboard and doors to:

Bedroom 1 3.59m (11'9") x 3.24m (10'8")

Double glazed window to front, single radiator and door to:

##### En-suite

Fitted with a three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, tiled splashbacks, extractor fan, double glazed window to side and single radiator.

Bedroom 2 3.55m (11'8") x 3.24m (10'8") max

Double glazed window to rear and single radiator.

##### Bedroom 3

2.90m (9'6") x 2.50m (8'2")

Double glazed window to rear and single radiator.

#### Bathroom

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, double glazed window to front and vinyl flooring.

#### Outside

The property has three allocated parking spaces to the front. A pathway to the side leads to the side door and a gate which gives access to the enclosed rear garden, which is mainly laid to lawn with patio area, timber shed and field views to the rear.

EPC Rating: A



Call to arrange a viewing **01354 696700** **T Payne & 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.