



Delilah Close, Manea, March, Cambs, PE15 0JT

Village Location - Semi Detached House - 3 Bedrooms - Kitchen/Breakfast Room - Lounge - Family Bathroom, Ensuite to Master & Ground Floor WC - Enclosed Rear Garden - Allocated Parking - Call To View (01354) 696700

£220,000



Ground Floor

Entrance Hall
Double glazed entrance door, laminate flooring and stairs to the first floor.

Kitchen/Breakfast Room
4.96m (16'3") x 2.57m (8'5")
Fitted with a matching range of base and eye level units with worktop space over, tiled splashbacks, 1+1/2 bowl sink, integrated fridge/freezer and washing machine. There is a built-in oven, ceramic hob with extractor hood over, double glazed window to front, radiator and laminate flooring.

Lounge
4.74m (15'7") x 4.20m (13'9")
Double glazed window to rear, radiators, storage cupboard, laminate flooring and double glazed double doors to the rear garden.

WC

Pedestal wash hand basin and low-level WC, tiled splashback, radiator and laminate flooring.

First Floor

Master Bedroom
5.02m (16'6") x 2.84m (9'3")
Double glazed window to rear, radiator, two built in wardrobes and door to:

En-suite Shower Room
With shower enclosure, pedestal wash hand basin and low-level WC, tiled walls and heated towel rail.

Bedroom 2
3.08m (10'1") x 2.71m (8'11")
Double glazed window to front, radiator.

Bedroom 3
3.14m (10'4") x 1.81m (5'11")
Double glazed window to rear, radiator.

Bathroom

With panelled bath, pedestal wash hand basin and low-level WC, tiled walls, heated towel rail and double glazed window to front.

Outside

The front garden is mainly laid to lawn with side access to the rear. There is an enclosed rear garden which is laid to lawn and patio areas. This property has two allocated parking spaces.

EPC Rating: C



Call to arrange a viewing **01354 696700**

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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.