



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 -10354 696700

Offers In Excess Of

£280,000



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 side, 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



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.