



**School Lane, Manea, March, Cambs, PE15 0JN**

Village Location - Detached Bungalow - 3 Bedrooms - Open Plan Kitchen & Lounge/Diner - Bathroom - Enclosed Rear Garden - Driveway Parking - Call To View (01354) 696700

**£250,000**



#### Entrance Hall

Double glazed entrance door, boiler cupboard, single radiator, tiled flooring, ceiling spotlights and doors to:

#### Kitchen & Lounge Area

6.34m (20'10") x 4.87m (16')  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl ceramic sink, integrated fridge, freezer and dishwasher, space for washing machine, built-in electric fan assisted oven, built-in four ring hob with extractor hood over, double glazed window to rear, two single radiators, tiled flooring, ceiling spotlights and tri-fold doors to rear garden.

#### Bedroom 1

5.03m (16'6") x 2.60m (8'6")  
Double glazed window to side, double glazed window to front and single radiator.

#### Bedroom 2

3.65m (12') x 2.45m (8')  
Double glazed window to front and single radiator.

#### Bedroom 3

2.52m (8'3") x 2.45m (8') max  
Double glazed window to side and single radiator.

#### Bathroom

Fitted with four piece suite comprising corner bath, wash hand basin in vanity unit with storage under, part tiled walls and tiled shower enclosure, WC with hidden cistern, heated towel rail, double glazed window to side and tiled flooring.

#### Outside

There is a gravel driveway to the front for parking with side gates that give access to the enclosed rear garden which is mainly laid to lawn with slabbed patio area and decking.

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

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