



Westfield Road, Manea, March, Cambs, PE15 0LN

Detached Bungalow With Land To Rear – Sits on 1 Acre (STMS) Plot - Village Location - 2 Bedrooms - Kitchen & Utility - Lounge & Dining Room - Wet Room - Outbuildings To Rear - Driveway Parking - No Upward Chain! - Call To View (01354) 696700

£450,000



Bungalow which sits on acre of land STMS

Entrance Hall
Double glazed entrance door, laminate flooring, electric radiator and doors to:

Lounge
4.35m (14'3") max x 4.24m (13'11")
Double glazed window to front, double glazed window to side, electric radiator, door to stairs to loft space and laminate flooring.

Dining Room
4.24m (13'11") x 3.32m (10'11")
Double glazed window to side, laminate flooring, door to:

Kitchen
4.73m (15'6") x 4.24m (13'11")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, space for electric cooker, double glazed window to side, storage cupboard, tiled flooring, walk-in pantry

cupboard with worktop and shelving and door to:

max Utility Room
3.05m (10') x 2.88m (9'5")
Worktop space with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, double glazed window to rear, double glazed side door, store room and door to:

WC
Double glazed window to side and WC.

Bedroom 1
3.63m (11'11") x 3.49m (11'5")
Double glazed window to front, and laminate flooring.

Bedroom 2
3.63m (11'11") x 3.49m (11'5")
Double glazed window to rear and laminate flooring.

Wet Room
Shower area, wall mounted wash hand basin and WC, part tiled

walls, extractor fan and double glazed window to rear.

Outside
The property has a decked area to the front with a fish pond and raised beds and ramp up to the front door. Driveway parking to the side leads to a concrete area with several outbuildings and a greenhouse. A gate leads to the land to the rear which is currently laid to grass with trees, while another gate leads to the final piece of land which is laid to grass paddock.

EPC Rating: TBC



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 **TPayne & Co**
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