



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

Village Location - Beautifully Presented - 3 Double Bedrooms - Kitchen, Lounge & Dining Area - Ground Floor WC - Refitted Bathroom & En Suite - Enclosed Rear Garden With Field Views - Allocated Parking To The Front - Call To View (01354) 696700

£280,000



Ground Floor

Entrance Hall

Double glazed entrance door, stairs to first floor, radiator and doors to:

WC

Fitted with wall mounted wash hand basin with tiled splashback, low-level WC, extractor fan and radiator.

Lounge

4.39m (14'4") x 3.36m (11')
Double glazed window to front, radiator and archway to:

Dining Room

3.73m (12'2") x 2.92m (9'7")
Double glazed double doors to garden, radiator, under-stairs storage cupboard and door to:

Kitchen

3.73m (12'3") x 2.35m (7'8")
Double glazed window to rear and door to side, fitted with a matching range of base and eye level units and drawers, worktop, 1+1/4 bowl

stainless steel sink unit with drainer, mixer tap and tiled splashbacks, integrated fridge/freezer and washing machine, fitted electric oven, electric hob with extractor hood over, radiator and spotlights.

First Floor

Landing

Stairs to ground floor, built in airing cupboard and doors to:

Bedroom 1

3.6m (11'9") X 3.28m (10'7")
Double glazed window to front, radiator and door to:

En-suite

Double glazed window to side, fitted with vanity wash hand basin with tiled splashbacks, tiled shower enclosure and low-level WC.

Bedroom 2

3.55m (11'7") x 2.42m (7'10")
Double glazed window to rear and radiator.

Bedroom 3

2.90m (9'7") x 2.51m (8'2")
Double glazed window to rear and radiator.

Bathroom

Double glazed window to front, fitted with freestanding bath, vanity wash hand basin with tiled splashbacks and low level WC.

Outside

Parking for 2 cars to the front of the property, pathway to entrance door, paved patio to the rear of the property and larger than average rear garden which is mainly laid to lawn.

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.