

£260,000

Pingle Wood Row, Station Road, Manea, March,
Cambridgeshire PE15 0FP



To arrange a viewing call us now on 01354 694900

This larger-than-average property offers WELL-PROPORTIONED accommodation throughout, making it an ideal family home or commuter purchase. The ground floor comprises a separate living room, dining room, fitted kitchen, and CLOAKROOM, providing flexible living space for modern lifestyles. Upstairs, there are three good-sized bedrooms, including a principal bedroom with EN-SUITE shower room, together with a family bathroom. Externally, the property benefits from an extensive SOUTH-FACING rear garden, perfect for outdoor entertaining and enjoying the sunshine, as well as three allocated parking spaces.

Situated within the popular village of Manea, the home is conveniently located close to the railway station, offering excellent transport links and making it an ideal choice for commuters.

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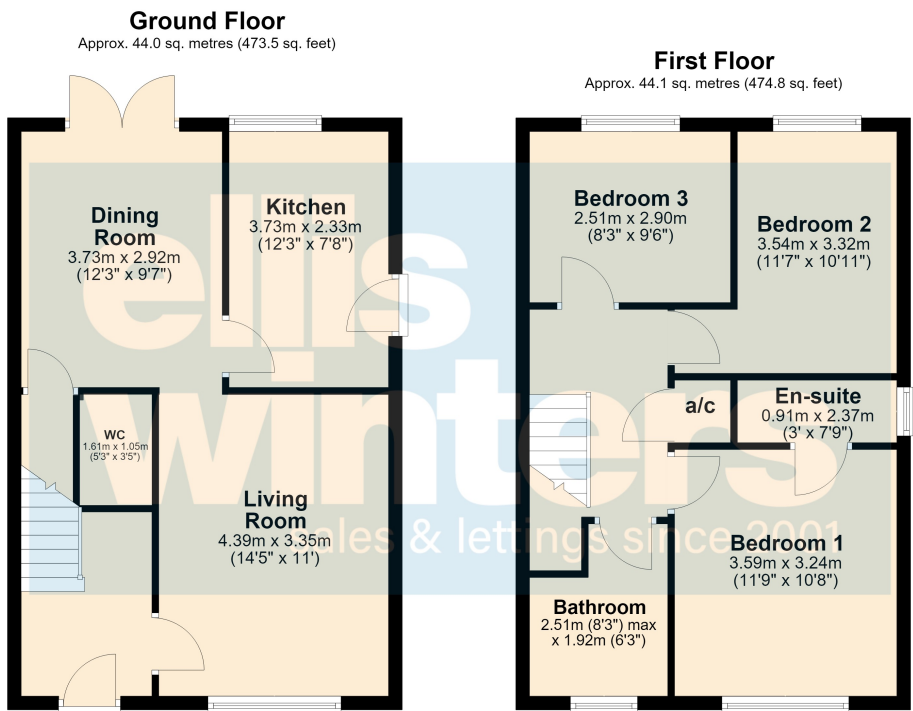
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GROUND FLOOR

Living Room
4.39m (14'5") x 3.35m (11')
Window to front.

Kitchen
3.73m (12'3") x 2.33m (7'8")
Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, window to rear and door out to garden.

Dining Room
3.73m (12'3") x 2.92m (9'7")
Double doors out to garden, under stairs storage cupboard.

WC
1.61m (5'3") x 1.05m (3'5")
Fitted with a low level wc and hand wash basin.

FIRST FLOOR

Bedroom 1
3.59m (11'9") x 3.24m (10'8")
Window to front.

En-suite
2.37m (7'9") x 0.91m (3')
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to side.

Bedroom 2
3.54m (11'7") x 3.32m (10'11")
Window to rear.

Bedroom 3
2.90m (9'6") x 2.51m (8'3")
Window to rear.

Bathroom
2.51m (8'3") max. x 1.92m (6'3")
Fitted with a panelled bath, low level wc and hand wash basin. Window to front.

OUTSIDE

The front garden is open plan and laid to gravel. There are three allocation parking spaces.

To the rear, the extensive south facing garden has field views and is laid to lawn with patio area and storage shed.

SERVICES

Mains electricity, water and drainage.
Heating is via an air source heat pump.

Drainage is pumped to the mains sewer and there is a monthly charge of £20 towards maintenance charges of the pump.

Freehold
Energy rating A
Fenland District Council tax band B

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer
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