Fallow Corner Drove, Manea, March, Cambs, PE15 0LT

£700,000

Sitting on Approx 1.87 Acres (STMS) - Village Location with Field Views - Detached House - 4 Double Bedrooms - Kitchen & Utility - Lounge, Dining Room & Conservatory - En-Suite To Master, Family Bathroom & 2 Ground Floor WC's - Front & Rear Gardens - Double Garage & Driveway - Call To View (01354) 696700







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01354 696700 info@tpayneandco.co.uk

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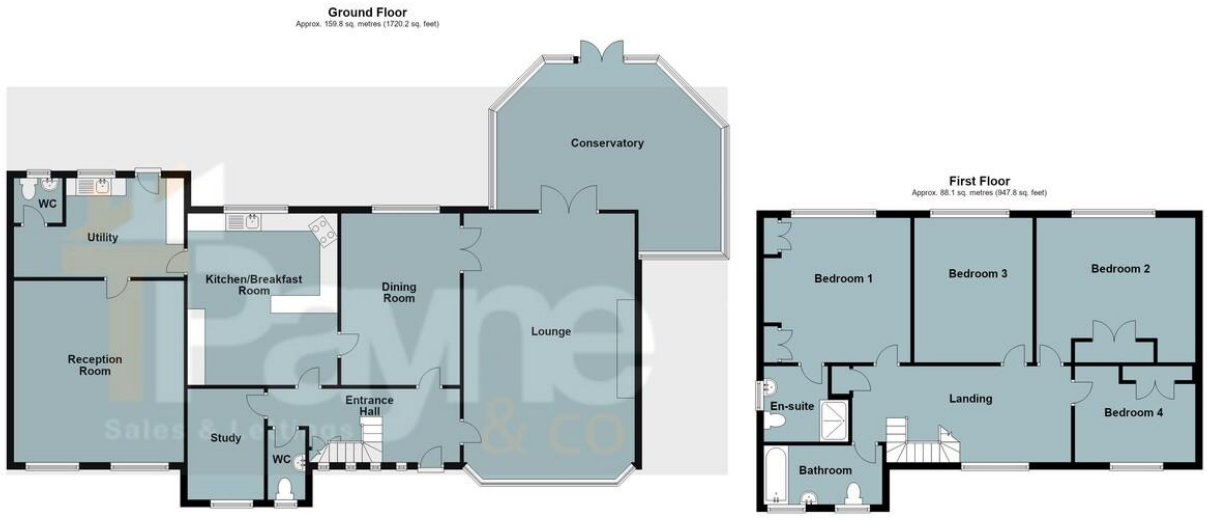
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Ground floor

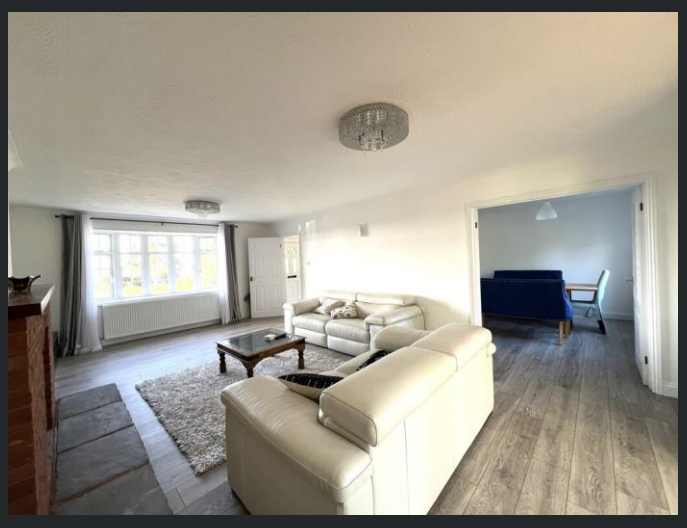
First floor



Total area: approx. 247.9 sq. metres (2668.0 sq. feet)

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.

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Ground Floor

Entrance Hall
Double glazed windows leading up the stairs to the first floor, built in under stairs storage cupboard, laminate flooring, single radiator and stairs leading to the first floor.

Lounge
7.03m (23") max x 4.46m (14'6")
Double glazed Bay window to front, brick built fireplace with brick built feature surround, two single radiators, laminate flooring and double doors leading to;

Conservatory
Part brick construction with UPVC double glazed windows around and double doors leading to the rear of the property.

Kitchen/Breakfast Room
4.85m (15'9") x 4.25m (13'9")
Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, composite sink with tiled splashbacks, space for cooker, double glazed window to rear, single radiator and laminate flooring.

Utility
4.82m (15'8") max x 2.98m (9'7") Max
Fitted with base level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer and tumble dryer, double glazed window to rear, single radiator and laminate flooring,

WC
Fitted with two piece suite comprising, wash hand basin and low-level WC, part tiled walls, heated towel rail, tiled flooring and double glazed window to rear.

Dining Room
4.87m (15'9")x 3.37m (11")
Double glazed window to rear, laminate flooring and single radiator.

Reception Room
5.13m (16'8") x 5.86m (19'2")
Two double glazed windows to front, laminate flooring and single radiator.

Study
3.14m (10'3") x 2.17m (7'1")
Double glazed window to front, laminate flooring and single radiator.

WC
Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled surround, tiled flooring, heated towel rail and double glazed window to front.

First Floor

Landing
Double glazed window to front, laminate flooring, built in storage cupboard and single radiator.

Bedroom 1
4.16m (13'6") x 4.06m (13'3")
Double glazed window to rear, laminate flooring single radiator and door leading to;

En-suite
Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC, tile surround, tiled flooring and double glazed window to side.

Bedroom 2
4.46m (14'6") x 4.09m (13'4") Max
Double glazed window to rear, built in storage cupboard, laminate flooring and single radiator.

Bedroom 3
4.08m (13'3") x 3.36m (11')
Double glazed window to rear, laminate flooring and single radiator.

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Bedroom 4
3.39m (11'1") x 2.72m (8'9")
Double glazed window to front, built in storage cupboard, laminate flooring and single radiator.

Bathroom
Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, tiled surround, tiled flooring, two double glazed windows to front and single radiator.

Outside
The property sits on a plot of approx 1.87 acres (STMS). The front of the property offers a large driveway which is mainly laid to gravel, there are also lawn areas to the front which are planted with mature shrubs and trees. A wooden gate allows access to the rear garden where the double garage is situated, the rear garden is mainly laid to lawn, with paved slabs and mature shrubs and trees planted.

EPC Rating: E

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