T Payne & Co
SALES & LETTINGS

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# Station Road, Manea, March, Cambs, PE15 0HE

Village Location - Semi Detached House With Paddock & Stable To Rear - 3 Bedrooms - Kitchen - 2 Reception Rooms - Bathroom & Outside WC - Front & Rear Gardens - Single Garage & Driveway Parking - No Upward Chain - EPC Rating: G - Call To View (01354) 696700

**£290,000**







Ground Floor

Entrance Hall
Double glazed entrance door, double glazed window to front, stairs to first floor, walk-in storage cupboard and doors to:

Dining Room
3.25m (10'8") x 2.93m (9'7")
Double glazed window to side and to front and serving hatch through to kitchen.

Kitchen
4.25m (13'11") x 1.93m (6'4")
Fitted with a matching range of base and eye level units with worktop space over and small breakfast bar, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric for cooker, double glazed window to rear and side, double glazed door to garden.

Lounge
5.09m (16'8") x 3.30m (10'10")
Double glazed window to front, gas fire fireplace and radiator, double glazed double doors to garden.

WC
Fitted with a low level WC and double glazed window to side.

First Floor

Landing
Stairs to ground floor and doors to:

Bedroom 1
5.18m (17'3") max x 3.20m (10'6")
Double glazed window to rear, double glazed window to front, fitted with a range of wardrobes, single radiator and built in overstairs storage cupboard.

Bedroom 2
4.29m (14'1") x 2.97m (9'9") max
Double glazed window to front, single radiator, door.

Bedroom 3
3.39m (11'1") x 2.44m (8') max
Double glazed window to rear, single radiator, door to:

Bathroom
Fitted with three piece suite comprising, panelled bath with hand shower attachment over, pedestal wash hand basin and low-level WC, tiled splashbacks, double glazed window to rear, single radiator, vinyl flooring with sliding door.

Outside
There is single garage to the front with driveway parking, front garden and side gate access to the rear garden.

The rear garden is mostly laid to lawn with patio area and planted borders with access to the outdoor WC. A gate leads to the paddock and stable block which consists of stable, tack room which has lighting and power sockets, haybarn and feed room with access to water and rear entry from a shared track with vehicle access.

Please Note
Ariel boundary shots of the property are for guidance only. Please rely upon your own investigations.

EPC Rating: G




The Property Ombudsman

**Call to arrange a viewing 01354 696700**

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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.