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Offers in Region of
£285,000

School Lane, Manea, Cambridgeshire PE15 0JN



To arrange a viewing call us now on 01354 694900

This fabulous modern three-bedroom DETACHED BUNGALOW is available for sale with NO FORWARD CHAIN, ensuring a smooth and hassle-free transition. Benefiting from a NEW BUILD WARRANTY, you can enjoy peace of mind in a beautifully designed space.

The OPEN PLAN KITCHEN, dining, and living area create a seamless flow, perfect for entertaining and family gatherings. With THREE well-proportioned BEDROOMS and a stylish family bathroom, this property offers comfort and style for everyone.

Outside, you'll find ample OFF-ROAD PARKING at the front, along with a generously sized garden at the rear, ideal for outdoor relaxation and activities.

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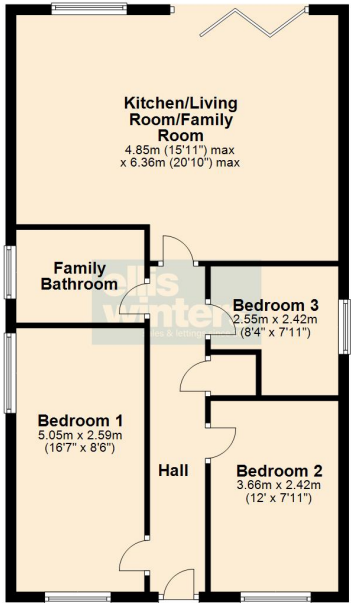
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Floor Plan

Approx. 72.9 sq. metres (785.2 sq. feet)



Total area: approx. 72.9 sq. metres (785.2 sq. feet)

Hall
Plant room, access into loft space.

Kitchen/Living Room/Family Room
6.36m (20'10") max x 4.85m (15'11") max.
Kitchen area is fitted with a modern range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, washing machine included, integrated fridge and freezer, 1½ ceramic sink and drainer, window to rear. In the living dining area there are bifold doors leading out to the rear garden.

Bedroom 1
5.05m (16'7") x 2.59m (8'6")
Windows to both front and side.

Bedroom 2
3.66m (12') x 2.42m (7'11")
Window to front (used as an office by our sellers).

Bedroom 3
2.55m (8'4") x 2.42m (7'11")
Used as a dressing room by our sellers and fitted out with shelving etc.

Family Bathroom
2.53m (8'4") x 1.84m (6')
Fitted with a corner bath and separate corner shower cubicle, low level wc and hand wash basin. Window to side.

OUTSIDE
The front of the property is open plan and laid to gravel providing ample off road parking. To the rear, the garden is laid mainly to lawn with decked patio area.

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

Fenland District Council Tax B
Energy rating B
Tenure Freehold

SELLERS NOTE
Furniture can be negotiated.

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.