

Offers In Region Of

**£295,000**

School Lane, Manea, Cambridgeshire PE15 0JN



**To arrange a viewing call us now on 01354 694900**

Prepare to be captivated!

This substantial THREE-BEDROOM property exudes curb appeal, boasting an incredible frontage that provides both privacy and ample OFF-ROAD PARKING. Step inside to discover a thoughtfully designed layout featuring a spacious LOUNGE/DINER, a cosy sitting room, and a practical GALLEY-STYLE KITCHEN. Enjoy the natural light in the CONSERVATORY and the convenience of a ground floor SHOWER ROOM. But that's not all - indulge in relaxation in your very own SAUNA ROOM and start your day right in the charming morning lounge. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. To the rear, a low-maintenance GARDEN offers the perfect space for outdoor enjoyment.

This property is more than just a house; it's a home waiting to be loved.

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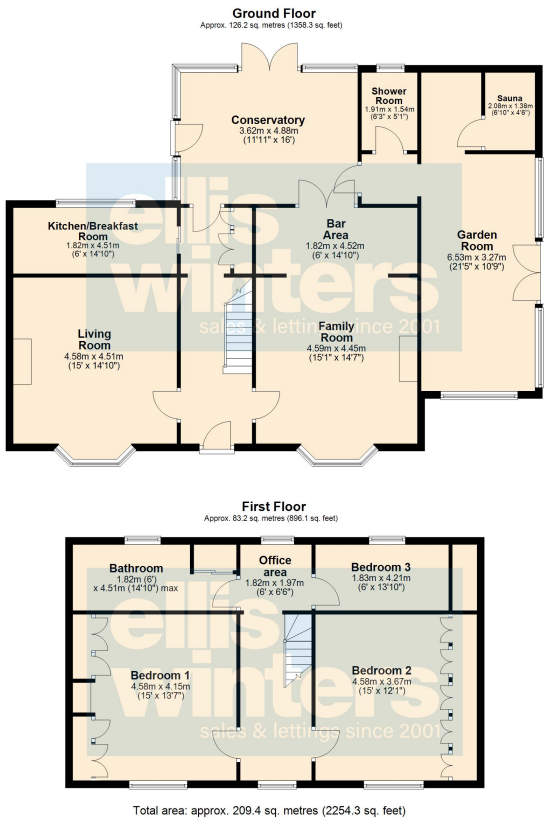


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GROUND FLOOR

**Living Room**  
4.58m (15') x 4.51m (14'10")  
Bay window to front.

**Family Room**  
4.59m (15'1") x 4.45m (14'7")  
Bay window to front, fireplace currently fuelled by bottled gas, opening into:

**Bar Area**  
4.52m (14'10") x 1.82m (6')  
Built in bar, double doors leading into conservatory.

**Conservatory**  
Double doors leading out to rear garden.

**Kitchen/Breakfast Room**  
4.51m (14'10") x 1.82m (6')  
Fitted with a wooden range of wall and base units housing single electric oven with separate ceramic hob, single sink and drainer, integrated dishwasher, space for fridge and freezer, window to rear.

**Shower Room**  
1.91m (6'3") x 1.54m (5'1")  
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to rear.

**Sauna**  
2.08m (6'10") x 1.38m (4'6")  
Fitted with an electric Finntronic Sauna Unit.

**Garden Room**  
6.53m (21'5") x 3.27m (10'9")  
Stunning vaulted ceiling with wood panelling, windows to both front and side and double doors leading out.

FIRST FLOOR

**Bedroom 1**  
4.58m (15') x 4.15m (13'7")  
Window to front, fitted wardrobes.

**Bedroom 2**  
4.58m (15') x 3.67m (12'1")  
Window to front, fitted wardrobes.

**Bedroom 3**  
4.21m (13'10") x 1.83m (6')  
Window to rear, fitted wardrobes.

**Bathroom**  
4.51m (14'10") max. x 1.82m (6')  
Fitted with a panelled bath, single shower cubicle, low level wc and hand wash basin. Airing cupboard and window to rear.

**Office area**  
1.97m (6'6") x 1.82m (6')  
Window to rear, open plan to landing.

OUTSIDE

The property has an extensive frontage with established trees and shrubs plus a small area of lawn. The asphalt driveway provides off road parking for approximately three vehicles. There is also a vehicular access over a shared driveway to the right hand side of the property into the rear garden where there is additional parking if required.

To the rear, the garden is low maintenance with extensive patio area and flower/shrub borders.

**SERVICES**  
Mains electricity, water and drainage. The property has oil fired central heating.

Tenure Freehold  
Energy rating D  
Fenland District Council Tax Band C

**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 £49 plus VAT per transaction, 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**  
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.