



Station Road, Manea PE15 0JL

welcome to

Station Road, Manea

Detached House - Four DOUBLE Bedrooms - Popular Village of Manea - En Suite to Master - Flexible Living Accommodation including 14ft Kitchen - Separate Utility - Lounge - Dining Room - Two Offices - Snug - Conservatory - Enclosed Rear Garden - Multi Vehicle Off Road Parking



Entrance Door

to

Entrance Hall

8' 6" x 13' 1" (2.59m x 3.99m)

Window to front. Radiator. Oak flooring. Double doors to Dining Room.

Lounge

16' 6" x 12' 9" (5.03m x 3.89m)

Two windows to front. TV points. Door to Snug. Brick built fireplace with log burner. Radiator.

Dining Room

14' 4" x 10' 2" (4.37m x 3.10m)

Two windows to side. Oak flooring. Radiator. Double doors to Conservatory. Open to Kitchen.

Snug

10' 11" x 7' 4" (3.33m x 2.24m)

Window to side. Door to Lounge. Radiator. Open to Lobby area.

Kitchen

9' 1" x 14' 3" (2.77m x 4.34m)

Window to rear. Range of wall and base units with worktops and upstands. Tiled splashbacks. Cooker hood. Free standing oven and integral dishwasher. Single drainer sink with mixer taps. Radiator. Oak flooring.

Utility Room

11' 1" x 6' 9" (3.38m x 2.06m)

Window to side. Door to rear. Single bowl sink with mixer taps. Additional base and wall units. Tiled flooring. Free standing appliances.

Conservatory

15' 7" x 8' 9" (4.75m x 2.67m)

UPVC/ brick construction. Tiled floor. Radiator. TV point. Under floor heating.

Study

9' 7" x 5' 7" (2.92m x 1.70m)

Window to rear. Radiator. Oak flooring.

Office

11' 7" x 5' 5" (3.53m x 1.65m)

Window to side.

Stairs To First Floor Landing

Loft access. Radiator.

Bedroom One

15' 5" x 9' 9" plus recess (4.70m x 2.97m plus recess)

Two windows to rear. Radiator. Loft access.

En Suite

Window to side. Low level w.c. Vanity wash hand basin with mixer taps. Tiled floor. Tiled walls. Heated towel rail. Shaver point. Shower cubicle with rainfall head.

Bedroom Two

12' 6" x 11' 6" (3.81m x 3.51m)

Window to front. Radiator. Fitted wardrobes.

Bedroom Three

12' 7" x 11' 6" (3.84m x 3.51m)

Window to front. Window to side. Radiator.

Bedroom Four

11' 6" x 11' 2" (3.51m x 3.40m)

Window to rear. Radiator.

Bathroom

Window to side. Low level wc. Pedestal wash hand basin. Panelled bath with mixer taps. Shower cubicle with mixer taps. Tiled walls. Tiled floor. Heated towel rail. Airing cupboard housing hot water tank..

Outside

Low maintenance gated side drive and laid to stone.

Outside store (7ft 7ins x 6ft 7ins) - Window to rear. Power and lighting.

Rear garden has gated side access and enclosed. Mainly laid to grass with patio seating areas and mature plants. Outside tap. Oil tank. Floor standing boiler. Shrubs and trees bordering. Two timber sheds.



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welcome to Station Road, Manea

- Detached Character Property
- Four DOUBLE Bedrooms
- 16ft Lounge
- Two Office Spaces
- Conservatory
- En Suite to Master Bedroom
- 14ft Kitchen PLUS Separate Utility
- Multi Vehicle Off Road Parking & Rear Vehicular Access

Tenure: Freehold / EPC Rating: D / Council Tax Band: D

offers in the region of
£390,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
MCH114228 - 0002

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