



**Scholars Close, Manea PE15 0HF**

*welcome to*

**Scholars Close, Manea**

Stunning Detached Bungalow - Two Bedrooms - Fitted Kitchen - French doors to South Facing Garden  
Modern Bathroom - Garage & Multi Vehicle Off Road Parking - Viewing Recommended



## Entrance Door

## Entrance Hall

Two storage cupboards. Vinyl flooring. Loft access.

## Lounge

15' x 14' 5" ( 4.57m x 4.39m )

Patio doors to rear. Radiator. Laminate floor.

## Kitchen

9' 7" x 8' 9" ( 2.92m x 2.67m )

Window to side. Integral washing machine and dishwasher. Double oven. Wall mounted enclosed boiler. Fitted electric hob with cooker above. Radiator. Single drainer sink with mixer taps. Range of wall cupboards and base units. Tiled floor.

## Bedroom One

12' 9" x 12' 3" ( 3.89m x 3.73m )

Window to rear. Radiator. TV point. Fitted wardrobes to one wall.

## Bedroom Two

12' 5" plus recess x 11' 6" ( 3.78m plus recess x 3.51m )

Window to front. Radiator.

## Bathroom

Window to front.. Tiled floor. Part tiled walls. Heated towel rail. Low level wc. Pedestal wash hand basin. Panelled bath with mixer taps with shower over.

## Garage

22' 2" x 10' 1" ( 6.76m x 3.07m )

Door to side. Power and lighting. Storage above.

## Outside

Multi vehicle parking fronting garage.

Rear garden is south facing and has gated side access. Patio seating area. Mainly laid to grass with flowers and shrubs bordering. Outside lights. Outside tap.



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](http://www.focalagent.com)



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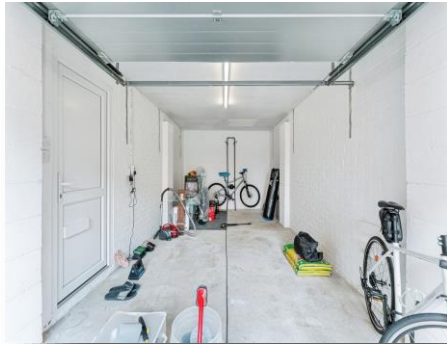
## **Scholars Close, Manea**

- Detached Bungalow
- Two Bedrooms
- Generously Sized Enclosed Garden
- Garage & Multi Vehicle Off Road Parking
- 3 Years NHBC Warranty Remaining

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: B

offers in excess of

**£265,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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