



1 Spring View, Westfield Road, Manea PE15 0LS

welcome to

Spring View Westfield Road, Manea

**** Move In Ready ** BRAND NEW Detached House - Three Bedrooms - En Suite to Master - NO ONWARD CHAIN**

Lamona Kitchen Appliances - Over Sized Garage * Ample Off Road Parking - Air Source Heating & EV Charging Point



Entrance Door

to

Hall

LVT flooring. Under floor heating. Under stairs storage cupboard.

W.C

LVT flooring. Low level wc. Vanity wash hand basin with mixer taps. Tiled splashbacks. Extractor fan.

Living Room

Patio doors to rear. Window to rear. Under floor heating.

Kitchen / Diner

Window to front. LVT flooring. Fully fitted kitchen. Stainless steel single drainer sink with mixer taps. Integral oven, hob, cooker hood, dishwasher and fridge/freezer.

First Floor Landing

Loft access. Smoke alarm.

Bedroom One

Window to rear. Radiator. USB sockets.

En Suite

LVT flooring. Low level wc. Vanity wash hand basin with mixer taps. Tiled splashbacks. Shower cubicle with mixer and rainfall head. Heated towel rail. Extractor fan.

Bedroom Two

Window to front. Radiator. USB sockets.

Bedroom Three

Window to rear. Radiator. USB sockets.

Bathroom

Window to front. Vanity wash hand basin. Tiled splashbacks. Low level wc. Panelled bath with mixer taps and shower over with rainfall head. LVT flooring.

Outside

Rear garden has patio seating areas and mainly laid to grass with gated rear access to parking area. Side access housing air source heat pump. Outside tap. Lighting. Gated access to front.

Garage en bloc. Block paved off road parking fronting the 1 1/2 garage (23ft 3ins x 10ft 2ins) EV charging point. Power and lighting. Potential for boarded space above. Gorilla up and over shutter door to front.

Additional :

Included : Carpets and flooring. Turf in Garden. Kitchen- Washing machine, Dishwasher, Fridge freezer, cooker and hob.



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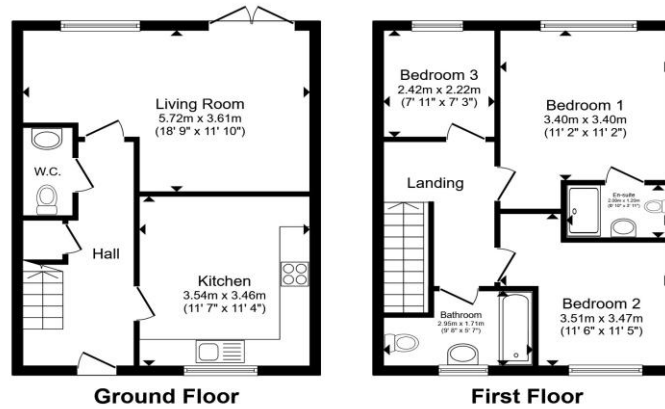


welcome to

Spring View Westfield Road, Manea

- BRAND NEW Three Bedroom Detached House
- NO ONWARD CHAIN
- Immaculate Finish Throughout
- Lamona Fitted Appliances
- En Suite to Master
- Enclosed Rear Garden
- Over Sized Garage and Ample Off Road Parking
- Air Source Heating & EV Charging Point

Tenure: Freehold
EPC Rating: TBA



Total floor area 86.9 m² (936 sq.ft.) approx
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.propertybox.io

william
h brown

£275,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MCH114630 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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