



**Scholars Close, Manea PE15 0HF**

**welcome to**

## **Scholars Close, Manea**

Are you looking for a detached four bedroom house with an impressive kitchen/dining room with double doors onto the rear garden? There is the additional benefit of an en suite to master bedroom, garage, pergola and enclosed garden. If this sounds perfect for you, please phone the office.



### **Entrance Door**

### **Hall**

Stairs to first floor.

### **Living Room**

Bay window to front. Feature panelling. Media wall (available by separate negotiation)

### **Kitchen/ Dining Room**

Two windows to rear. Tiled floor. Stainless steel 1 1/2 single drainer bowl sink unit. Range of wall and base units. Integral dishwasher. Built in double oven. Ceramic four ring hob with extractor over. Double doors to rear garden. Door to

### **Utility**

Fitted with a range of wall and base units. Wall mounted LPG boiler. Plumbing for washing machine. Stainless steel single drainer sink unit. Frosted window to side. Tiled floor.

### **W.C.**

Frosted window to front. Low level w.c. Pedestal wash hand basin.

### **Stairs To First Floor Landing**

Built in airing cupboard. Loft access.

### **Bedroom One**

Window to front. Built in storage cupboard. Door to

### **En Suite**

Frosted window to side. Pedestal wash hand basin. Low level w.c. 1 1/2 size shower cubicle. Tiled floor.

### **Bedroom Two**

Window to front. Built in storage cupboard.

### **Bedroom Three**

Window to rear.

### **Bedroom Four**

Window to rear. Wall panelling.

### **Bathroom**

Suite comprising panel bath, low level w.c. and pedestal wash hand basin. Frosted window to side. Tiled floor. Heated towel rail.

### **Outside**

The front garden is mainly laid to gravel. There is a driveway providing parking and leads to the garage.

The rear garden (which is south facing) is mainly laid to lawn and patio area. Pergola and decked area.

### **Garage**

17' 9" x 9' 10" ( 5.41m x 3.00m )

Power and lighting. Personal door to side.



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## welcome to Scholars Close, Manea

- Detached House
- Four Bedrooms
- En suite to master bedroom
- Impressive Kitchen/Diner
- Living room with media wall & bay window

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



# £350,000

Total floor area 152.2 m<sup>2</sup> (1,638 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

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
MCH115118 - 0002

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