



22A School Lane, Manea
March



£325,000

22a School Lane

Manea, March

Council Tax band: B

Tenure: Freehold

- NO UPWARD CHAIN
- THREE DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM AND SEPARATE DINING ROOM
- EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- DOUBLE GARAGE AND LOTS OF PARKING
- LARGE REAR GARDEN MEASURES OVER 160FT LONG
- FULL DOUBLE GLAZING THROUGHOUT
- VILLAGE CUL DE SAC LOCATION



NEXT LEVEL PROPERTY

AGENTS THAT CARE



Reception Hall

15' 6" x 8' 5" (4.72m x 2.57m)
(15'6x8'5max) A welcoming reception hall with doors leading off to all rooms.

Lounge

18' 6" x 15' 1" (5.64m x 4.6m)
(18'6x15'1max) A relaxing lounge, with a feature brick built fireplace. Double glazed window to the front.

Kitchen/Breakfast room

16' 2" x 9' 10" (4.93m x 3m)
(16'2 x 9'10 narrowing to 8'3) The kitchen is spacious and fully fitted with a range of base, drawer and matching wall units. There are spaces for appliances, a tiled worksurface and splashbacks and a laminate wood floor. A door leads to the side entrance and a walkway leads through to the dining room.

Dining Room

12' 12" x 9' 7" (3.96m x 2.92m)
The dining room is a useful addition to the property and creates a great space for entertaining with views of the rear garden and french doors that open to the garden as well.

Bedroom 1

11' 10" x 9' 1" (3.61m x 2.77m)
Located at the front of the property this double bedroom has a window to the front and an en-suite shower room.

En-suite shower room

5' 10" x 5' 11" (1.78m x 1.8m)
A useful en-suite shower room located off the main bedroom. There is a corner shower cubicle, hand basin and wc set to vanity unit plus fully tiled walls and floor. Double glazed window to the side.



Bedroom 2

Situated at the rear of the bungalow this double bedroom overlooks the rear garden.

Bedroom 3

11' 4" x 9' 1" (3.45m x 2.77m)

A double bedroom located at the rear of the bungalow and again overlooking the rear garden.

Bathroom

9' 10" x 7' 8" (3m x 2.34m)

A large bathroom with Wc, hand basin and bath with shower over. Tiling to two walls, a window to the side and a fitted heated towel rail. The airing cupboard is also located within the bathroom and this houses the LPG gas boiler.

Front Garden

The front garden has a huge parking area with off road parking space for at least 3 vehicles plus access to the double garage. The front garden is laid mainly to lawn and has a footpath leading to the side and rear of the property.

Rear Garden

There is an extensive rear garden which is mainly laid to lawn with an extensive patio area and a wide variety of plants trees and shrubs set within. The rear garden measures over 140ft long

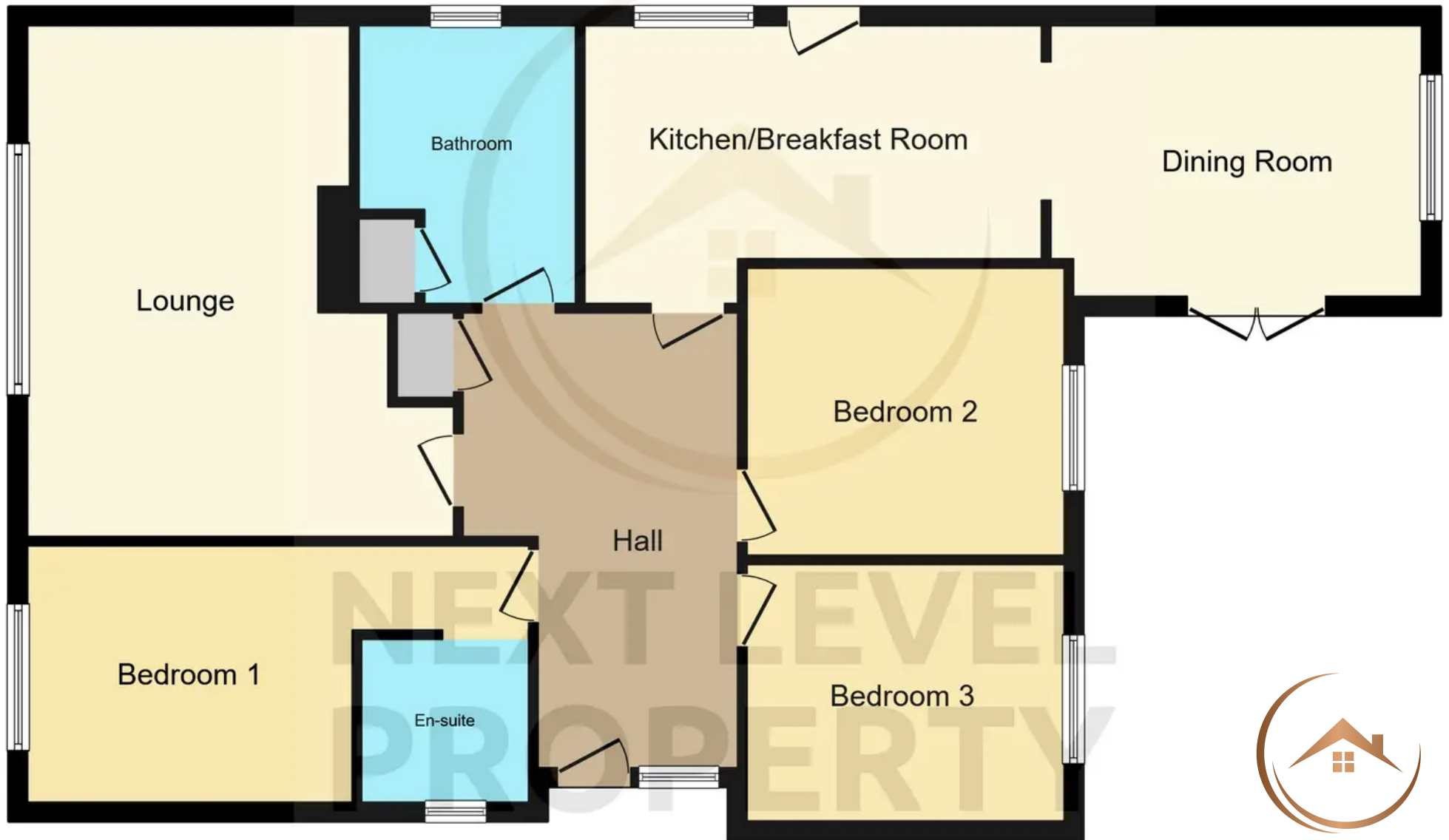
GARAGE

Double Garage

Located in front of the main property is the double garage which has an electric door and a personal door to the garden.







Ground Floor

AGENTS THAT CARE



**NEXT LEVEL
PROPERTY**

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Next Level Property

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