

£299,000

School Lane, Manea, Cambridgeshire PE15 0JN



**To arrange a viewing call us now on 01354 694900**

Offered for sale with NO FORWARD CHAIN, this WELL PROPORTIONED three bedroom DETACHED BUNGALOW has been beautifully REFURBISHED by our seller and also has the benefit of a double GARAGE plus ample off road parking.

The accommodation comprises living room with feature fireplace, kitchen/breakfast room, dining room, three double bedrooms with one having an en-suite plus there is the family bathroom.

There is also a good size garden with enough space for both relaxation and play.

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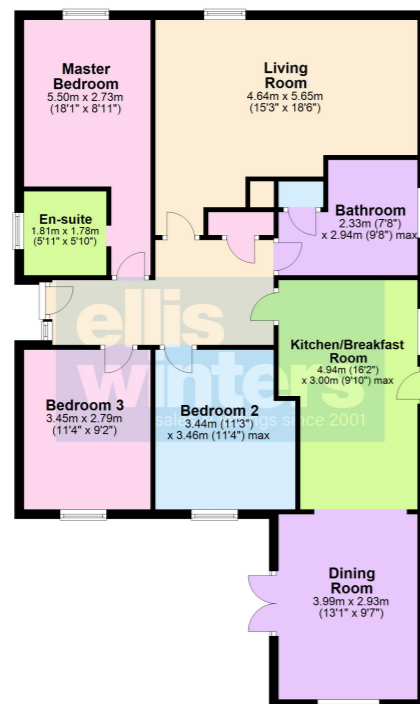
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Ground Floor



**LIVING ROOM**  
5.65m (18'6") x 4.64m (15'3")  
Window to front, feature fireplace.

**KITCHEN/BREAKFAST ROOM**  
4.94m (16'2") x 3.00m (9'10") max.  
Fitted with a matching range of wall and base units complete with freestanding cooker, plumbing for washing machine and dishwasher, space for fridge/freezer, window to side and door out to side, open plan to dining room.

**DINING ROOM**  
3.99m (13'1") x 2.93m (9'7")  
Window to rear, double doors leading out to rear garden.

**MASTER BEDROOM**  
5.50m (18'1") x 2.73m (8'11")  
Window to front.

**EN-SUITE**  
1.81m (5'11") x 1.78m (5'10")  
Fitted with a corner shower cubicle, low level WC and hand wash basin set within vanity unit. Window to side.

**BEDROOM 2**  
3.46m (11'4") max. x 3.44m (11'3")  
Window to rear.

**BEDROOM 3**  
3.45m (11'4") x 2.79m (9'2")  
Window to rear.

**BATHROOM**  
2.94m (9'8") max. x 2.33m (7'8")  
Fitted with a 'p' shaped bath with mains shower over, low level WC and hand wash basin. Boiler cupboard and window to side.

**OUTSIDE**  
The front of the property has a large area of hardstanding for off road parking which also leads to the double garage which has standard up and over door, power and light. There is also an area of lawn.

To the rear the established and mature garden is laid mainly to lawn with a variety of trees, raised beds and patio area.

**SERVICES**  
Mains electricity, water and drainage. The property has LPG fired central heating.

**TENURE**  
Freehold

Fenland District Council - Tax band B  
Energy rating - E

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.