

£300,000

Station Road, Manea, Cambridgeshire PE15 0HE



To arrange a viewing call us now on 01354 694900

Be the envy of all your friends with the INCREDIBLE PLOT attached to this three/four bedroom semi detached house.

Offered for sale with NO FORWARD CHAIN, the plot is approximately $\frac{3}{4}$ of an acre (STMS) which has standard off road parking and a double GARAGE.

The accommodation comprises open plan living and dining rooms, kitchen/breakfast room with walk in pantry, plus a large walk-in store.

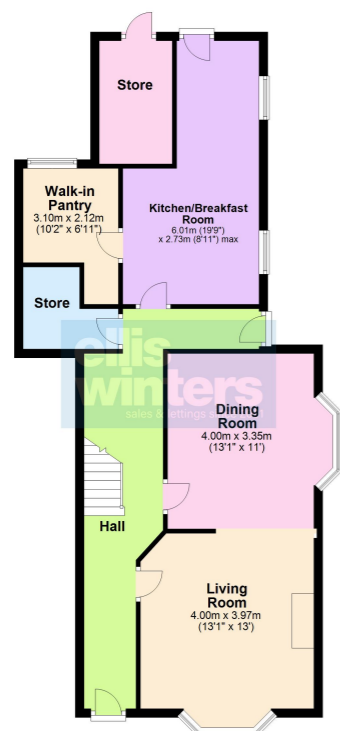
Upstairs the family bathroom is located, plus there are three double bedrooms with an additional room leading from one of the bedrooms.

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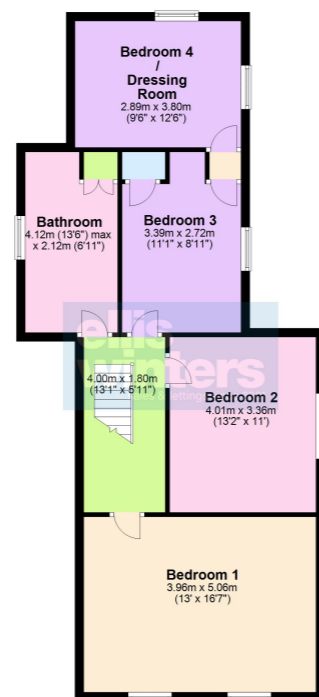
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Ground Floor



First Floor



GROUND FLOOR

HALL

Stairs rising to first floor, large walk-in storage cupboard.

LIVING ROOM

4.00m (13'1") x 3.97m (13')
Bay window to front, ornate brick fireplace with working open fire.

DINING ROOM

4.00m (13'1") x 3.35m (11')
Bay window to side, open plan to living room.

KITCHEN/BREAKFAST ROOM

6.01m (19'9") x 2.73m (8'11") max.
Fitted with matching range of wall and base units housing an eye level double electric oven and four ring electric hob, plumbing for washing machine and window to side.

WALK-IN PANTRY

3.10m (10'2") max. x 2.12m (6'11") max.
Window to rear.

FIRST FLOOR

BEDROOM 1

5.06m (16'7") x 3.96m (13')
Two windows to front.

BEDROOM 2

4.01m (13'2") x 3.36m (11')
Window to side.

BEDROOM 3

3.39m (11'1") x 2.72m (8'11")
Window to side, fitted wardrobes. Inside one of the wardrobes is a hidden door which leads into an additional room.

BEDROOM 4/DRESSING ROOM

3.80m (12'6") x 2.88m (9'6")
Window to side and rear.

BATHROOM

4.12m (13'6") max. x 2.12m (6'11")
Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Airing cupboard, heated towel rail, access into loft space. Window to side.

OUTSIDE

A long driveway leads down to the double garages which have standard up and over doors and where there is ample off road parking.

The beautiful gardens are laid mainly to lawn with established and mature trees and borders.

There is a large freestanding swimming pool which has a cover and steps plus its own heat pump.

SERVICES

Mains electricity and water. Heating is via storage heaters and drainage is via a cess pool.

TENURE

Freehold

Fenland District Council Tax band - B
Energy rating - F

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.