

£240,000

School Lane, Manea, Cambridgeshire PE15 0JN



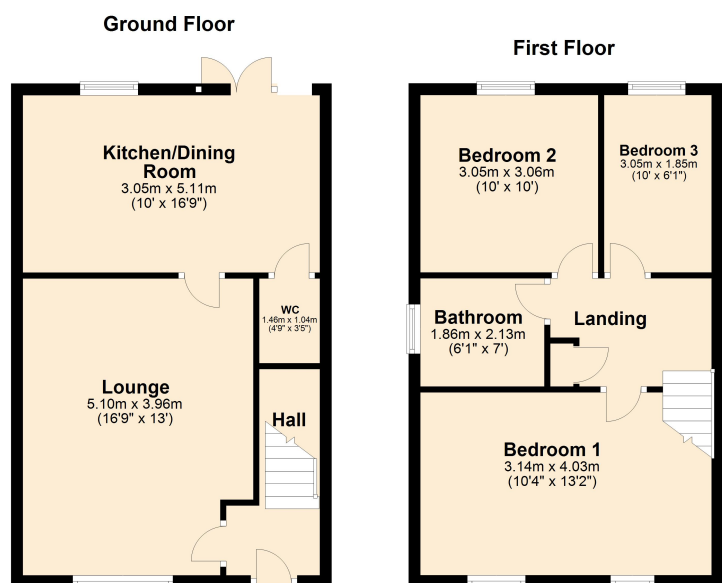
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This MODERN, non-estate three bedroom semi detached property is DECEPTIVELY SPACIOUS and has off road PARKING to the rear plus a good size rear garden.

The accommodation comprises large living room, kitchen/dining room, ground floor WC, three bedrooms and family bathroom.

An ideal first time buy close to many amenities.

Energy rating B



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## GROUND FLOOR

**HALL**  
Stairs rising to first floor.

**LOUNGE**  
5.10m (16'9") x 3.96m (13')  
Window to front.

**KITCHEN/DINING ROOM**  
5.11m (16'9") x 3.05m (10')  
Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic halogen hob with extractor over, integrated fridge/freezer and dishwasher, plumbing for washing machine, 1½ sink and drainer, window to rear, double doors out to rear garden.

**WC**  
1.46m (4'9") x 1.04m (3'5")  
Fitted with a low level WC and hand wash basin.



## OUTSIDE

The well proportioned garden to the rear has an extensive patio, gravel side garden, large area of lawn with borders. There are two parking spaces to the rear.

## SERVICES

Mains electricity, water and drainage. Heating is via an air source heat pump. There are also solar panels to the roof which are owned by the seller.

## TENURE

Freehold

Fenland District Council tax band B  
Energy rating B

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.



## FIRST FLOOR

**LANDING**  
Airing cupboard, access into loft space.

**BEDROOM 1**  
4.03m (13'2") x 3.14m (10'4")  
Two windows to front, dressing area which has fitted wardrobes.



**BEDROOM 2**  
3.06m (10') x 3.05m (10')  
Window to rear.

**BEDROOM 3**  
3.05m (10') x 1.85m (6'1")  
Window to rear.

**BATHROOM**  
2.13m (7') x 1.86m (6'1")  
Fitted with a double shower cubicle, low level WC and hand wash basin set within vanity unit. Window to side.



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