

Offers In Region Of
£230,000

School Lane, Manea, Cambridgeshire PE15 0JN



To arrange a viewing call us now on 01354 694900

This deceptively spacious three-bedroom semi-detached house is a perfect blend of MODERN COMFORT and ENERGY EFFICIENCY, still under the protection of a NEW BUILD WARRANTY. Step inside to discover a generous living room that flows effortlessly into a large kitchen/dining room, ideal for entertaining family and friends. This home is equipped with an air source heat pump and SOLAR PANELS, ensuring lower energy bills and a reduced carbon footprint. Outside, you'll find a good-sized garden, perfect for outdoor relaxation and activities, along with convenient off-road parking to the rear.

Don't miss the opportunity to make this charming property your new home!



Total area: approx. 73.0 sq. metres (785.9 sq. feet)

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GROUND FLOOR

LIVING ROOM
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 modern range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, plumbing for dishwasher and washing machine, space for fridge/freezer, window to rear and double doors out to garden.

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

FIRST FLOOR

BEDROOM 1
5.01m (16'5") x 1.18m (3'10")
Two windows to front.

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 panelled bath with mains shower over, low level WC and hand wash basin.
Window to side.

OUTSIDE

To the rear the garden is laid mainly to lawn with feature tree and decked patio area.

SERVICES

Mains electricity, water and drainage. The property has an air source heat pump and solar panels.

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.



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