

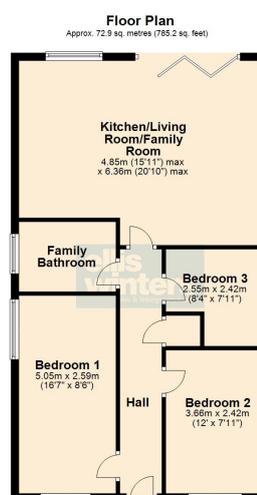
# £240,000

School Lane, Manea, March, Cambridgeshire PE15 0JN



To arrange a viewing call us now on 01354 694900

This fabulous modern three-bedroom DETACHED BUNGALOW is available for sale with NO FORWARD CHAIN, ensuring a smooth and hassle-free transition. Benefiting from a NEW BUILD WARRANTY, you can enjoy peace of mind in a beautifully designed space. The OPEN PLAN KITCHEN, dining, and living area create a seamless flow, perfect for entertaining and family gatherings. With THREE well-proportioned BEDROOMS and a stylish family bathroom, this property offers comfort and style for everyone. Outside, you'll find ample OFF-ROAD PARKING at the front, along with a generously sized garden at the rear, ideal for outdoor relaxation and activities.



Total area: approx. 72.9 sq. metres (785.2 sq. feet)

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**Hall**  
Plant room, access into loft space.

**Kitchen/Living Room/Family Room**  
6.36m (20'10") max x 4.85m (15'11") max.  
Kitchen area is fitted with a modern range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, washing machine included, integrated fridge and freezer, 1 ½ ceramic sink and drainer, window to rear. In the living dining area there are bifold doors leading out to the rear garden.



**Bedroom 1**  
5.05m (16'7") x 2.59m (8'6")  
Windows to both front and side.

**Bedroom 2**  
3.66m (12') x 2.42m (7'11")  
Window to front (used as an office by our sellers).



**Bedroom 3**  
2.55m (8'4") x 2.42m (7'11")  
Used as a dressing room by our sellers and fitted out with shelving etc.

**Family Bathroom**  
2.53m (8'4") x 1.84m (6')  
Fitted with a corner bath and separate corner shower cubicle, low level wc and hand wash basin. Window to side



**OUTSIDE**  
The front of the property is open plan and laid to gravel providing ample off road parking. To the rear, the garden is laid mainly to lawn with decked patio area.

**SERVICES**  
Mains electricity, water and drainage.  
Heating is via an air source heat pump



**Council Tax B**  
**EPC B**  
**Tenure Freehold**

## SELLERS NOTE

Furniture can be negotiated.

## Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

## Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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