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**elliswinters&co**



**£295,000 OIRO**

School Lane, Manea, Cambridgeshire PE15 0JN



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

Prepare to be captivated!

This substantial THREE-BEDROOM property exudes curb appeal, boasting an incredible frontage that provides both privacy and ample OFF-ROAD PARKING. Step inside to discover a thoughtfully designed layout featuring a spacious LOUNGE/DINER, a cozy sitting room, and a practical GALLEY-STYLE KITCHEN. Enjoy the natural light in the CONSERVATORY and the convenience of a ground floor SHOWER ROOM. But that's not all - indulge in relaxation in your very own SAUNA ROOM and start your day right in the charming morning lounge. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. To the rear, a low-maintenance GARDEN offers the perfect space for outdoor enjoyment.

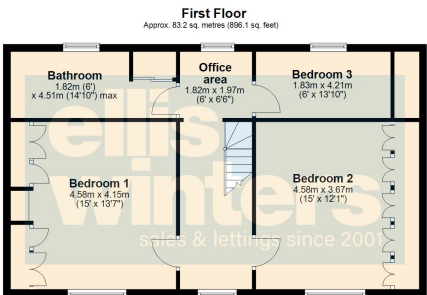
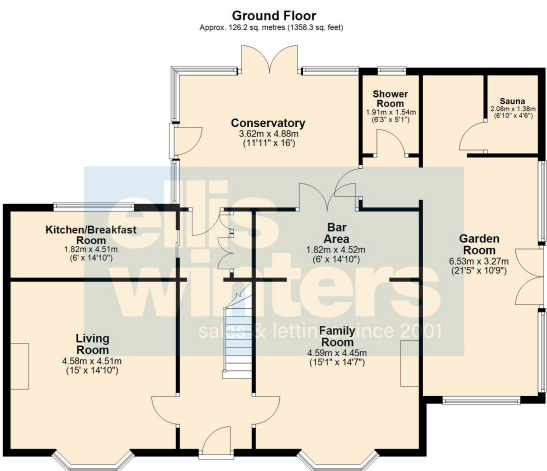
This property is more than just a house; it's a home waiting to be loved.

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Total area: approx. 209.4 sq. metres (2254.3 sq. feet)

Ground Floor

Living Room

4.58m (15') x 4.51m (14'10")

Bay window to front

Family Room

4.59m (15'1") x 4.45m (14'7")

Bay window to front, fireplace currently fuelled by bottled gas, opening into

Bar Area

4.52m (14'10") x 1.82m (6')

Built in bar, double doors leading into conservatory

Conservatory

Double doors leading out to rear garden

Kitchen/Breakfast Room

4.51m (14'10") x 1.82m (6')

Fitted with a wooden range of wall and base units housing single electric oven with separate ceramic hob, single sink and drainer, integrated dishwasher, space for fridge and freezer, window to rear

Shower Room

1.91m (6'3") x 1.54m (5'1")

Fitted with a single shower cubicle, low level wc and hand wash basin. Window to rear

Sauna

2.08m (6'10") x 1.38m (4'6")

Fitted with an electric Finntronic Sauna Unit

Garden Room

6.53m (21'5") x 3.27m (10'9")

Stunning vaulted ceiling with wood panelling, windows to both front and side and double doors leading out

First Floor

Bedroom 1

4.58m (15') x 4.15m (13'7")

Window to front, fitted wardrobes

Bedroom 2

4.58m (15') x 3.67m (12'1")

Window to front, fitted wardrobes

Bedroom 3

4.21m (13'10") x 1.83m (6')

Window to rear, fitted wardrobes

Bathroom

4.51m (14'10") max x 1.82m (6')

Fitted with a panelled bath, single shower cubicle, low level wc and hand wash basin.

Airing cupboard and window to rear

Office area

1.97m (6'6") x 1.82m (6')

Window to rear, open plan to landing

Outside

The property has an extensive frontage with established trees and shrubs plus a small area of lawn. The asphalt driveway provides off road parking for approximately three vehicles. There is also a vehicular access over a shared driveway to the right hand side of the property into the rear garden where there is additional parking if required. To the rear, the garden is low maintenance with extensive patio area and flower/shrub borders.

Services

Mains electricity, water and drainage. The property has oil fired central heating.

Tenure Freehold

EPC D

Council Tax Band C

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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