



High Street, Manea March
£275,000 Freehold

**Sharman
Quinney**

Key Features



- Character Features Throughout
- Multiple Reception Rooms
- Two Single Garages Plus Ample Off-Road Parking
- Solar Panels & Air Source Heat Pump
- Peaceful Village Location

Lounge

Window and entrance door to front. Fitted carpet. Feature fireplace with wooden mantel and brick hearth. Faux wood ceiling and wall beams. Open into dining area and access into kitchen.

Dining Area

Window to front. Fitted carpet. Faux wood ceiling and wall beams.

Kitchen

Window to side and rear. Doors to rear leading into courtyard garden. Hard flooring. A range of wall and base units with tiled splashbacks. Stainless steel sink, freestanding electric oven with overhead extractor fan, space for undercounter fridge and freezer.



Snug Area

Open plan to Kitchen & Utility. Fitted carpet.
Stairs to first floor and understairs storage.

Utility Room

Patio doors to rear. Hard flooring. Plumbing for
washing machine and dishwasher. Access into
downstairs WC.

Downstairs WC

Access through sliding door from Utility Room.
Window to side. Hard flooring. Low rise toilet and
vanity sink with storage cupboard under.

Stairs To First Floor Landing

Bedroom One

Window to front. Fitted carpet. Access to loft.

Bedroom Two

Window to front. Fitted carpet. Built in cupboards
housing Solar panel and battery controls. And the
other storing the air source heat pump cylinder.

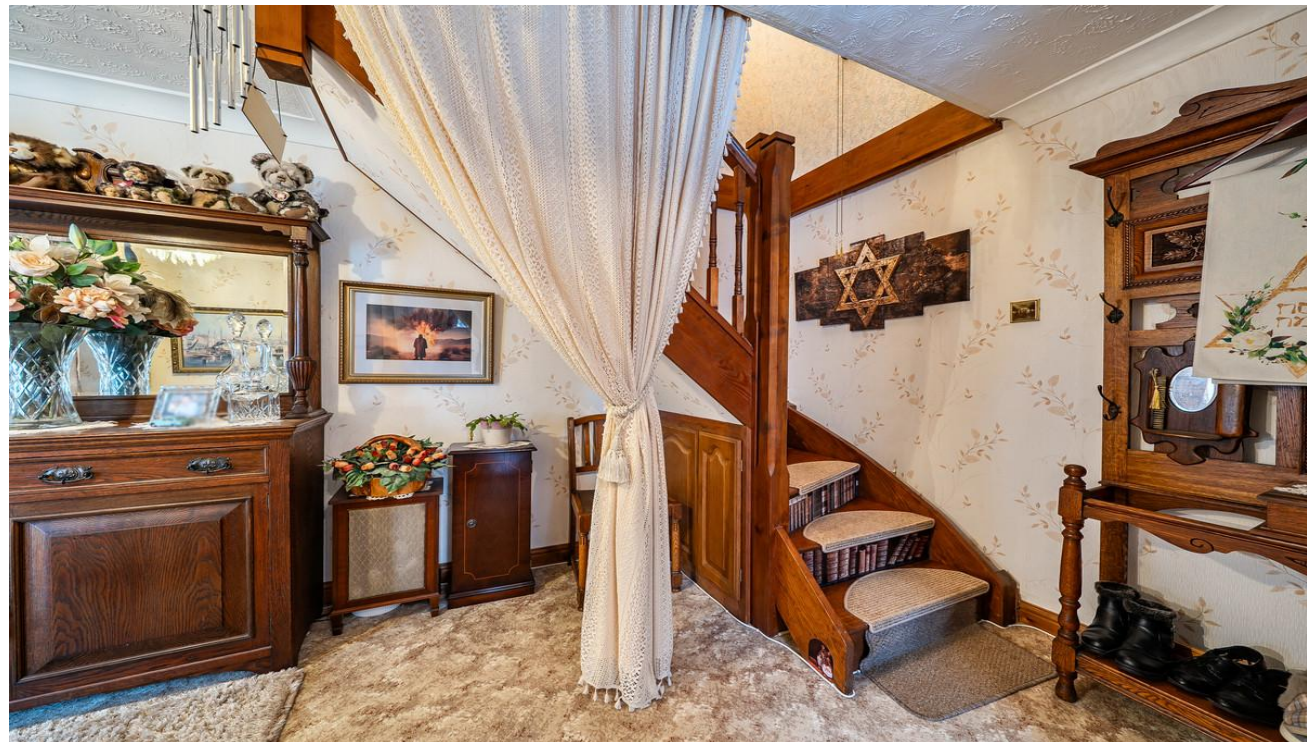
Bedroom Three

Window to rear and side. Fitted carpet.

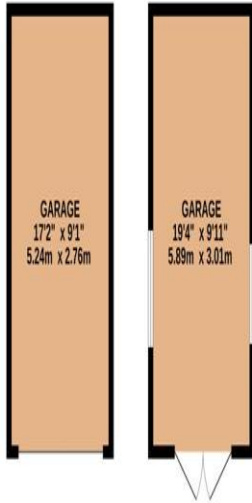
Bathroom

Window to side. Hard flooring and partially tiled
walls. A four-piece suite comprising of panelled
bath, shower cubicle, pedestal sink and low-rise
toilet.

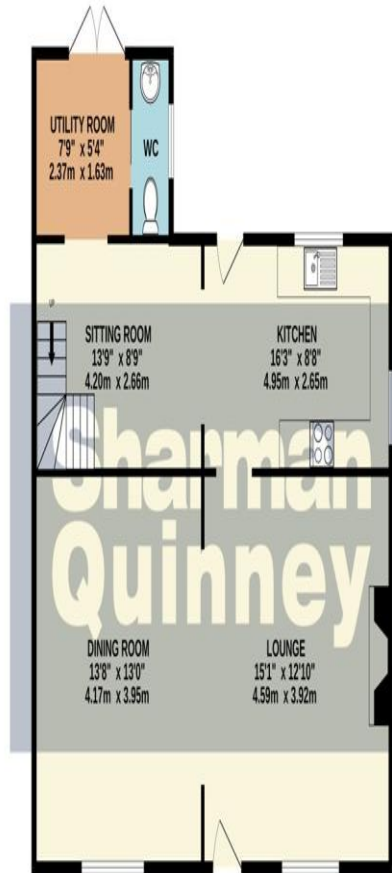
Outside



OUTBUILDINGS
460 sq.ft. (42.8 sq.m.) approx.



GROUND FLOOR
1264 sq.ft. (117.4 sq.m.) approx.



1ST FLOOR
1277 sq.ft. (118.7 sq.m.) approx.



TOTAL FLOOR AREA : 3001 sq.ft. (278.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The front garden is walled and accessible through a picket gate. The area is laid to gravel for low maintenance. There are two rear gardens. The courtyard garden accessible through a side gate and through the house. This area is laid to patio for low maintenance, outdoor tap and air source heat pump.

The second section of the garden is mostly laid to lawn with mature shrub and flower borders. There is an unused sunken swimming pool. Towards the rear of the second garden there is ample off road parking and access to the two single garages, both with light and power.

Rear garden has outside tap. Air source heat pump. Laid to grass with gravel area. Sunken swimming pool.

Garage / Workshop with power and lighting.

To view this property call Sharman Quinney on:
01354 661166

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 01354 661166

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