



**Station Road, Manea PE15 0HG**

**welcome to**  
**Station Road, Manea**

WORKSHOP ? LAND ? You decide .. Detached House - Five Bedrooms - Three Bathrooms - Two Reception Rooms  
Snug - 10.3m x 5.8 m Workshop with 3.36 m vaulted ceiling - Additional workshops to rear - Plot of approx 0.9 acre (sts)



**Please Note**

The property benefits from underfloor heating.

**Entrance Door****Stairs Leading Off****Ground Floor Shower Room**

Window to rear. Low level wc. Vanity wash hand basin. Shower cubicle. Heated towel rail. Shaver point.

**Bedroom Five ( Ground Floor )**

Window to side. French doors to garden.

**Lounge**

Windows to front. Feature fireplace with log burner, tiled hearth and wooden mantel.

**Kitchen**

Window to side. Single drainer sink with mixer taps, 1 1/4 bowl. Electric double oven, ceramic hob and cooker hood above.

**Utility**

Window to side. Integrated dishwasher. Single drainer sink with mixer taps.

**Snug**

Windows to front. Windows to side. French doors to garden. Laminate floor.

**Stairs To First Floor Landing**

Window to side. Radiator. Laminate floor. Airing cupboard housing hot water tank.

**Bedroom One**

Window to front. Radiator. Laminate floor. TV point.

**Bedroom Two**

Window to front. Radiator. Laminate floor. TV point.

**Bedroom Three**

Window to rear. Radiator. Laminate floor. TV point. Integral wardrobe.

**Bedroom Four**

(Currently being used as a dressing room) Range of fitted wardrobes to one wall. French doors to balcony. Laminate floor.. TV point.

**En Suite**

Shower cubicle. Window to rear. Vanity wash hand basin. Extractor fan. Low level w.c. Heated towel rail.

**Bathroom**

Window to side. Low level wc. Pedestal wash hand basin. Panelled bath. Heated towel rail. Shaver point.

**Outside**

There are electric gates to the front and block paved for off road parking and leading to the double garage.

Garage (6.8m x 5.63m) Remote doors and electric and lighting.

Workshop to the side of the property with its own entrance with double gates to front (10.33m x 5.83m) Ceiling height is 3.36m. Electric roller shutter doors to side. Electric doors to rear.

Timber store (9.15m x 3.70m) Double doors to front.

Additional Workshop (12.2m x 6m) Double doors to front. Doors to side.

Steel container and hobbit - this is timber construction. Windows to side. BBQ grill in centre.

Additional garden to the rear is laid to grass and fenced.

Please note. The workshop has it's own drive.



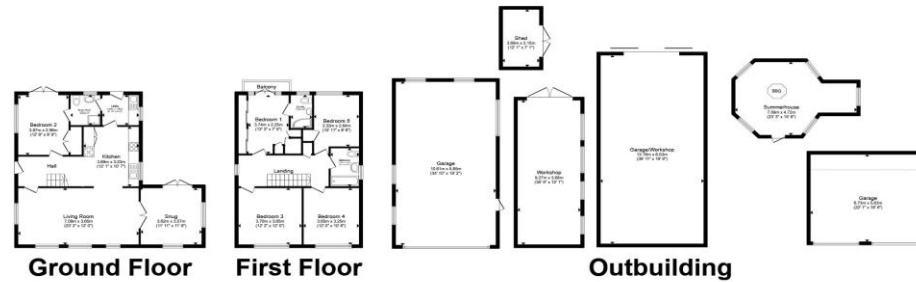
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# welcome to Station Road, Manea

- Detached House
- Five Bedrooms
- Three Bathrooms
- Snug
- Plot of approx 0.9 acre (sts)
- Workshops
- NO ONWARD CHAIN

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: D



## £675,000

Total floor area 388.8 m<sup>2</sup> (4,185 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MCH114779 - 0003

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