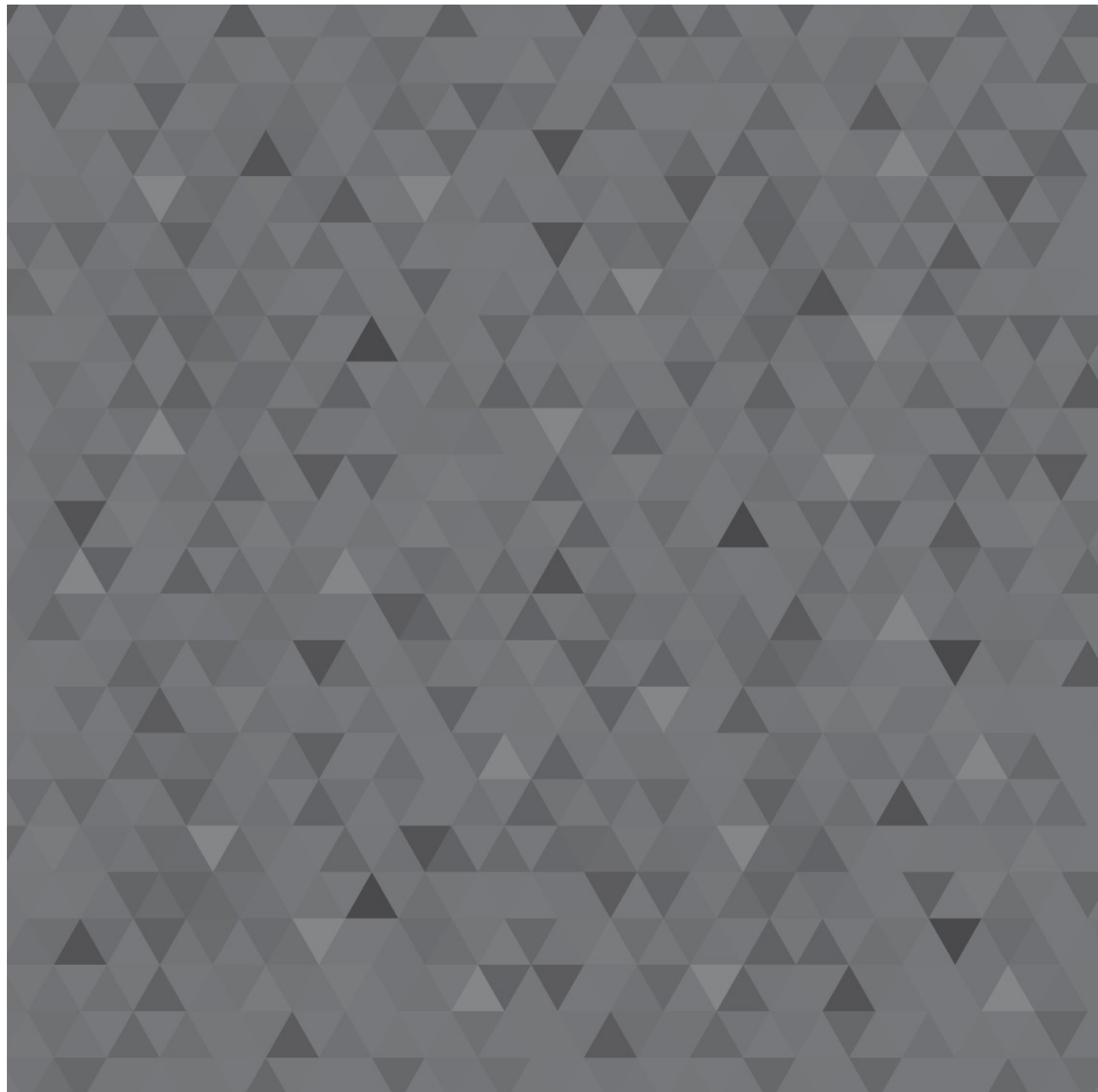




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Offers in Region of
£450,000

Parkview Lane, Manea, Cambridgeshire PE15 0LZ



To arrange a viewing call us now on 01354 694900

Step into comfort and versatility with this exceptional FOUR/FIVE-BEDROOM DETACHED family home nestled in the heart of the sought-after village of Manea. Boasting ample OFF-ROAD PARKING, this property offers the perfect blend of space and functionality for modern family living. Downstairs, you'll find a generously sized living room, complete with a cosy WOOD BURNING STOVE, perfect for relaxing evenings. A separate dining room and family room provide flexible living options to suit your family's needs, while a LARGE CONSERVATORY floods the home with natural light and offers a tranquil space to enjoy the garden views. Upstairs, discover four generously proportioned double bedrooms, offering plenty of space for rest and relaxation. TWO EN-SUITE bathrooms provide added convenience, while a well-appointed family bathroom completes the upper level.

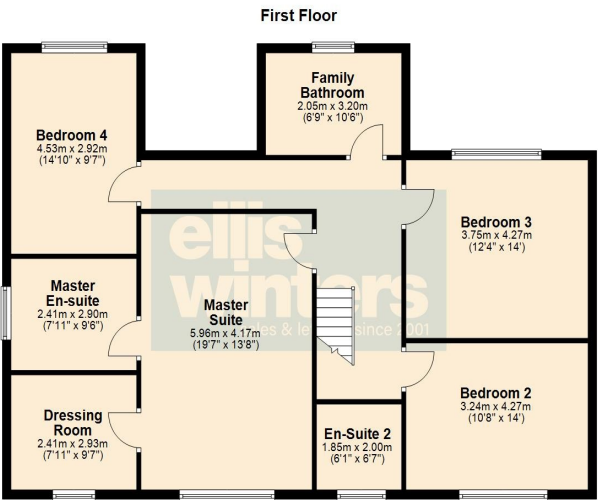
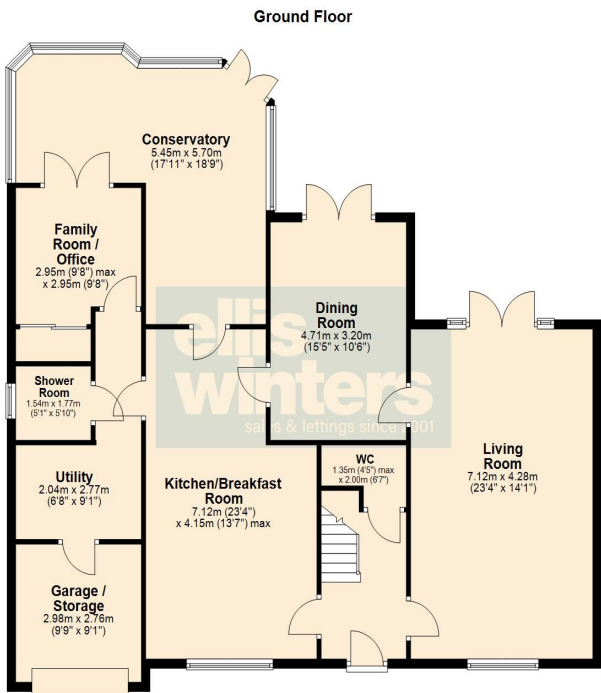
This property is a true gem, offering a perfect balance of comfort, style, and location.

Don't miss your chance to make it your own!

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GROUND FLOOR

WC
2.00m (6'7") x 1.35m (4'5") max.
Fitted with a low level wc and hand wash basin.

Living Room
7.12m (23'4") x 4.28m (14'1")
Stunning exposed brick inglenook style fireplace with modern 'designer' woodburning stove, window to front and double doors at rear leading to garden.

Kitchen/Breakfast Room
5.59m (18'4") max. x 4.15m (13'7")
Fitted with a matching range of wall and base units housing 1 ½ sink and drainer, integrated dishwasher, rangemaster electric cooker, space for fridge/freezer, tiled floor, window to front.

Utility
2.77m (9'1") x 2.04m (6'8")
Fitted with a matching range of wall and base units housing secondary single electric oven and four ring ceramic hob with extractor over, plumbing for washing maching, space for tumble drier, single sink and drainer.

Dining Room
4.71m (15'5") x 3.20m (10'6")
Double doors leading out to rear garden.

Conservatory
5.70m (18'9") x 5.45m (17'11")
Large well shaped conservatory with double doors leading out to the garden.

Family Room/Office/Bedroom 5
2.95m (9'8") x 2.95m (9'8") max.
Fitted wardrobe, double doors into conservatory.

Shower Room
Fitted with a corner shower cubicle, low level wc and hand wash basin. Window to side.

FIRST FLOOR

Master Suite
5.96m (19'7") x 4.17m (13'8")
Window to front.

Dressing Room
2.93m (9'7") x 2.41m (7'11")
Window to front, fitted with shelving and hanging rails and storage, airing cupboard.

Master En-suite
2.90m (9'6") x 2.41m (7'11")
Fitted with a panelled bath which has mixer tap shower, corner shower cubicle, low level wc and hand wash basin set within vanity unit. Window to side.

Bedroom 2
4.27m (14') x 3.24m (10'8")
Window to front.

En-Suite 2
2.00m (6'7") x 1.85m (6'1")
Fitted with a corner shower cubicle, low level wc and hand wash basin. Window to front.

Bedroom 3
4.27m (14') x 3.75m (12'4")
Window to rear.

Bedroom 4
4.53m (14'10") x 2.92m (9'7")
Window to rear.

Family Bathroom
3.20m (10'6") x 2.05m (6'9")
Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to rear.

OUTSIDE

The extensive front garden is block paved to provide ample off road parking.

GARAGE
2.98m (9'9") x 2.76m (9'1")
Electric roller door, plumbing for washing machine, worktop.

To the rear, the garden has well established borders, allotment area, patio and an extensive workshop (6.40m x 4.50m) which has power and light.

The property is set in the tranquil locale of Manea, Cambridgeshire, offering a peaceful neighbourhood vibe. Local amenities include shop, schools, and parks, all within a convenient distance. Transportation options are readily available with nearby access to road networks and public transportation services, ensuring that commuting or travelling is straightforward.

Tenure Freehold
Energy rating C
Fenland District Council Tax Band E

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 (£48) 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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