

£479,500

Fallow Corner Drove,
Manea, March, Cambridgeshire PE15 0LT



To arrange a viewing call us now on 01354 694900

Offered for sale with **NO FORWARD CHAIN**, this **EXCEPTIONAL** five bedroom detached **EXECUTIVE** home offers an incredible amount of space and versatility and is set within the **SOUGHT AFTER** village of Manea. Having not just separate living and dining rooms, there is also a family room and an office plus a large kitchen/breakfast room with utility in support.

Upstairs all five bedrooms have fitted wardrobes with the master and bedroom two each having an en-suite.

Outside the garden is an 'L' shape and to the front there is extensive parking plus a double **GARAGE**.

There is enough space for everyone and viewing is absolutely essential to fully appreciate all on offer here!

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GROUND FLOOR

PORCH

Open plan to hallway.

HALL

Tiled floor, under stairs cupboard, stairs rising to first floor.

KITCHEN/BREAKFAST ROOM

7.45m (24'5") x 4.65m (15'3")
Fitted with a matching range of wall and base units having integrated fridge/freezer and dishwasher, eye level double electric oven and five ring ceramic hob with extractor over, 1½ sink and drainer, tiled floor, window to rear and double doors out to garden.

UTILITY

2.88m (9'5") x 2.09m (6'10")
Fitted with base units housing oil boiler, plumbing for washing machine and space for tumble drier, sink and drainer, tiled floor and window to front.

WC

2.16m (7'1") x 1.16m (3'10")
Fitted with a low level WC and hand wash basin. Window to front, storage cupboard.

LIVING ROOM

5.77m (18'11") x 4.77m (15'8")
Dual aspect windows to both front and side, feature brick fireplace (ideal for wood burner) double doors into dining room.

DINING ROOM

4.77m (15'8") x 3.60m (11'10")
Double doors leading out to rear garden, opening into kitchen.

FAMILY ROOM

4.58m (15') x 3.64m (11'11")
Double doors leading out to the rear garden.

OFFICE

4.09m (13'5") x 2.42m (7'11")
Dual aspect windows to both front and side.

FIRST FLOOR

MASTER BEDROOM

4.08m (13'4") x 3.28m (10'9")
Window to front, fitted wardrobes.

EN-SUITE SHOWER ROOM

Fitted with a double shower cubicle, low level WC and hand wash basin. Window to side.

BEDROOM 2

3.62m (11'11") x 3.54m (11'7")
Window to rear, fitted wardrobes.

EN-SUITE BATHROOM

Fitted with a panelled bath, low level WC and hand wash basin. Window to rear.

BEDROOM 3

3.65m (12') x 2.81m (9'3")
Window to rear, fitted wardrobes.

BEDROOM 4

4.46m (14'8") x 2.42m (7'11")
Window to front, fitted wardrobes.

BEDROOM 5

3.32m (10'11") x 2.73m (8'11")
Window to front, fitted wardrobes.

BATHROOM

2.86m (9'5") x 2.39m (7'10")
Fitted with a panelled bath, single shower cubicle, low level WC and hand wash basin. Window to rear.

OUTSIDE

The front of the property is open plan and has field views. The garden area is laid to lawn.

An extensive driveway provides ample off road parking and leads to the **DOUBLE GARAGE** which has electric remote doors, power and light.

To the rear the garden is also laid to lawn with patio area and side gate leading to front.

VIEWINGS

By arrangement with elliswinters&co

EPC - D

Council Tax band - F

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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