









# welcome to

# Fenessence, Manea Road, Wimblington

STUNNING FAMILY HOME - Approx. 1.75 Acres (sts) Seven Bedrooms - Eight Bathrooms - Lounge plus Family Room
Dining Room - Study, 28ft x 13ft Kitchen - Conservatory - Utility \*\* Viewing Recommended













#### **Entrance Door**

to

#### Hall

Double doors to front. Tiled floor. Storage under stairs. Alarm system. Additional storage cupboard. Underfloor heating.

## **Bathroom ( Ground Floor )**

Window to rear. Shower cubicle. Low level wc. Vanity wash hand basin. Tiled floor. Tiled walls. Extractor fan.

# Office / Study

13' 4" x 9' (4.06m x 2.74m) Two windows to front. Tiled floor. TV point.

### Lounge

26' 7" x 22' 6" ( 8.10m x 6.86m )

Three windows to front. Tiled floor. TV point. Double french doors.

## **Dining Room**

17' 5" x 15' 9" ( 5.31m x 4.80m ) Two windows to front. Tiled floor.

### **Family Room**

22' 8" x 26' 6" ( 6.91m x 8.08m )

Three windows to front. Two set of french doors to rear garden. Tiled floor. TV points. Telephone point.

#### Kitchen

28' 6" x 12' (8.69m x 3.66m)

Windows to rear. Single drainer sink with mixer taps. Integrated dishwasher. Tiled floor. Island / breakfast bar. Wall units with matching work surfaces and storage under.

### **Utility Room**

13' 2" x 6' 5" ( 4.01m x 1.96m )

Door to rear. Space for appliances. Tiled floor. Oil central heating boiler. Single drainer sink with mixer taps.

### Conservatory

19' 5" x 9' 5" ( 5.92m x 2.87m ) Door to garden. Laminate floor.

### **Stairs To First Floor Landing**

Loft access. Two radiators. Storage cupboard.

#### **Bedroom One**

15' 8" x 13' 4" ( 4.78m x 4.06m ) Two windows to front. Two radiators.

#### **En Suite**

Shower area. Low level wc. Vanity wash hand basin. Extractor fan.

#### **Bedroom Two**

18' 7" x 13' 3" ( 5.66m x 4.04m ) Window to front. Two radiators.

#### **En Suite**

Low level wc. Vanity wash hand basin. Shower area. Extractor fan.

#### **Bedroom Three**

18' 6" x 13' 4" (  $5.64m \times 4.06m$  ) Two windows to front. Two radiators.

#### **En Suite**

Extractor fan. Low level w c. Shower area. Pedestal wash hand basin.

#### **Bedroom Four**

18' 5" x 13' 2" ( 5.61m x 4.01m ) Window to rear. Two radiators.

#### **En Suite**

Low level wc. Vanity wash hand basin. Extractor fan. Shower area.

#### **Bathroom**

15' 7" x 9' 6" ( 4.75m x 2.90m )

Two heated towel rails. Panelled bath. Shower cubicle. Vanity wash hand basin. Low level w.c. Tiled walls. Tiled floor. Shaver point.

#### **Bedroom Five**

15' 9" x 13' 2" ( 4.80m x 4.01m )

Two windows to front. Two radiators. Pedestal wash hand basin.

#### **Bedroom Six**

13' 5" x 13' 2" ( 4.09m x 4.01m )

Window to rear. Two radiators. Fitted wardrobes.

#### **En Suite**

Window to rear. Panelled bath. Vanity wash hand basin. Shower area. Extractor fan.

#### **Bedroom Seven**

13' 5" x 18' 8" ( 4.09m x 5.69m ) Two windows to rear. Two radiators.

#### **En Suite**

Extractor fan. Pedestal wash hand basin. Low level wc. Shower area.

#### Outside

The property benefits from electric gates and laid to gravel with turning circle.

There is a large barn used as garages. (Ideal for an annex / leisure space)

Rear garden is enclosed with mature trees and shrubs bordering.





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# **Fenessence Manea Road, Wimblington**

- Detached House
- Seven Bedrooms
- Eight Bathrooms
- Approx. 1.75 Acres (sts)
- Lounge plus Family Room
- 28ft x 13ft Kitchen
- 5300 sq ft
- Rural Location

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

£1,000,000

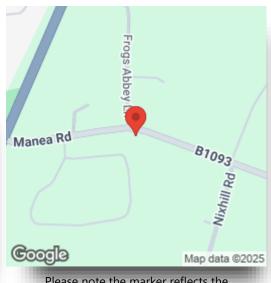


his floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No etails are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party









Please note the marker reflects the postcode not the actual property

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Property Ref: MCH113845 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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