

£430,000

Swan View, Wimblington Road, Manea, March,  
Cambridgeshire PE15 0JR



**To arrange a viewing call us now on 01354 694900**

Deceptively SPACIOUS four-bedroom chalet bungalow with NO FORWARD CHAIN, this home combines flexible living space with thoughtful design.

An EXTENDED kitchen/dining room and an open-plan lounge/dining room featuring a wood-burning stove form the heart of the ground floor, complemented by two bedrooms and a recently fitted shower room. Upstairs, two further bedrooms share a convenient jack-and-jill ensuite. A garden room provides a bright, versatile area ideal for a family room, study, or additional lounge, with views over the rear garden.

Outside, there is ample off-road PARKING to the front and an additional rear vehicular access, offering excellent parking and convenient in-and-out access for multiple vehicles.

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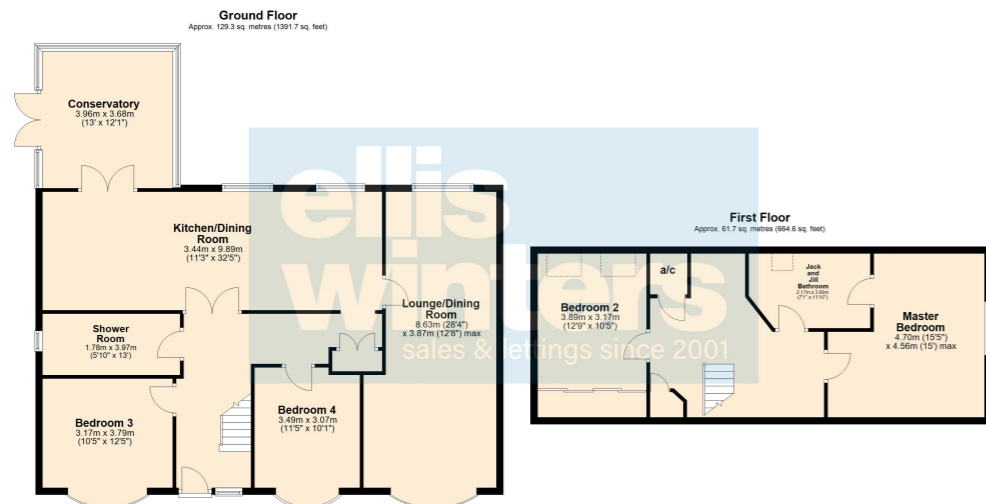
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Total area: approx. 191.0 sq. metres (2056.3 sq. feet)

## GROUND FLOOR

### Kitchen/Dining Room

9.89m (32'5") x 3.44m (11'3")  
Fitted with a matching range of wall and base units housing double butler sink, integrated fridge/freezer, washing machine and dishwasher, oil fired Aga which also fuels the central heating, double electric oven with ceramic hob, wooden worktops, tiled floor and two windows to rear, double doors into conservatory.

### Conservatory

3.96m (13') x 3.68m (12'1")  
Brick and upvc construction, radiator, double doors out to garden.

### Lounge/Dining Room

8.63m (28'4") x 3.87m (12'8") max.  
Feature dual fuel stove, oak flooring, bow window to front and separate window to rear.

### Bedroom 3

3.79m (12'5") x 3.17m (10'5")  
Bow window to front.

### Shower Room

3.97m (13') x 1.78m (5'10")  
Still in the process of being re-fitted with large shower cubicle, low level wc and hand wash basin set within vanity unit. Window to side.

### Bedroom 4

3.49m (11'5") x 3.07m (10'1")  
Bow window to front, door.

## FIRST FLOOR

### Landing

Eaves storage, airing cupboard, storage cupboard.

### Master Bedroom

4.70m (15'5") x 4.56m (15') max.  
Window to side.

### Jack and Jill Bathroom

3.60m (11'10") x 2.17m (7'1")  
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Fully tiled, towel rail and Velux window to rear.

### Bedroom 2

3.89m (12'9") x 3.17m (10'5")  
Two Velux windows to rear, fitted wardrobes.

## OUTSIDE

The front garden has an area of lawn with the balance laid to gravel providing off road parking. There is also a rear vehicular access leading to additional parking if required.

To the rear, the garden is laid to lawn with patio and storage shed.

## SERVICES

Mains electricity and water. Oil fired central heating and septic tank for drainage.

### Freehold

Energy rating D  
Fenland District Council tax band D

### Agents Note

Please note there are solar panels at the property which are not connected.

## 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 plus VAT per transaction (£48 inc VAT), 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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