



MAXEY GROUNDS

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Residential Lettings

£2,450 pcm



Ref: M5558

2 The Mill, Fodder Fen , Manea, March, Cambridgeshire, PE15 0HH

Situated in rural location, a converted barn within a select private development with accommodation including entrance hall, lounge, study, kitchen/diner, sun room, utility room, cloakroom, 4 bedrooms, en suite and family bathroom. Having enclosed gardens and garage, central heating and double glazing. The property is also located within a short distance of the train station.





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ENTRANCE HALL From canopy porch and double glazed front entrance door with matching side panels, inset spot lighting to flat ceiling, stairs leading off, under stairs cupboard.

CLOAKROOM Double glazed window to front, flat ceiling with spot lights, extractor fan, low level wc, wash hand basin.

LOUNGE 18' 07" not max measurements x 13' 09" (5.66m x 4.19m) Double glazed window to front, flat ceiling with spotlights.

OFFICE 9' 03" x 8' 08" (2.82m x 2.64m) Double glazed window to front, inset spot lighting to flat ceiling.

KITCHEN/DINER 17' 09" x 12' 11" (5.41m x 3.94m) Double glazed window to front, fitted kitchen including a range of matching base units with worktop surfaces with matching riser over and single drainer 1 1/2 bowl sink unit with hot and cold mixer tap, integrated dishwasher, integrated Lamona 4 ring electric hob with black gloss splashback, electric oven and canopy style extractor, tiled floor, flat ceiling with inset spot lighting, leading into garden room.

UTILITY ROOM 8' 07" x 5' 02" (2.62m x 1.57m) Flat ceiling with inset spot lighting, extractor fan, tiled floor, range of fitted base units to match the kitchen with stainless steel circular sink and 1/2 drainer, hot and cold mixer tap and tiled splashback, worktop surface with matching riser, space and plumbing for automatic washing machine and tumble dryer, double glazed back door.

GARDEN ROOM 13' 08" x 8' 04" (4.17m x 2.54m) not maximum measurements Circular shaped garden room, flat ceiling with spotlights.

FIRST FLOOR Stairs to landing, 2 double glazed skylight windows, inset spot lighting to flat ceiling, 2 radiators, airing cupboard and storage cupboard.

BEDROOM ONE 17' 06" x 12' 07" (5.33m x 3.84m) Two double glazed window to rear, 2 radiators, flat ceiling with spotlighting to flat ceiling, range of built-in wardrobe cupboards to the length of one wall.

EN-SUITE 12' 02" x 6' 11" (3.71m x 2.11m) Walk-in shower, part tiled walls, tiled floor, double glazed window to front, white suite including low-level WC and vanity wash basin with mirror over, upright towel radiator, flat ceiling with spotlights.

BEDROOM TWO 14' 08" x 9' 0" (4.47m x 2.74m) Double glazed window to front, radiator, flat ceiling with spotlighting.

BEDROOM THREE 10' 7" x 10' 2" (3.23m x 3.1m) Double glazed window to rear, radiator, inset spot lighting to flat ceiling.

BEDROOM FOUR 12' 2" x 7' 8" (3.71m x 2.34m) Double glazed window to front, flat ceiling with spotlighting, radiator.

BATHROOM Double glazed window to front, flat ceiling with spotlights, extractor fan, white suite including bath with tiled side panel and hot and cold mixer and shower attachment, low-level WC and vanity wash basin with mirror over, tiled shower cubicle, tiled floor, part tiled walls, upright towel radiator.

GARAGE The property has a single garage with automatic roller door and power and light laid on.

OUTSIDE The property has an enclosure of garden to the front laid to grass and concrete hardstanding, with five bar entry gate. Decked steps lead into canopy porch and to the front door. The garden to side and rear laid to lawn and enclosed with trees and shrubs.

SERVICES Mains water and electricity. Drainage is to a shared septic tank (the tank services both numbers 1 & 2 The Mill and it will be the tenants responsibility to share the cost of emptying as and when necessary with the occupier of number 2). Central heating is under floor on the ground floor and hot water radiators to the first floor - heating and hot water is supplied via a communal wood chip burner which serves The Grange and 3 barns. There is a sub meter located at each property and the Landlord will read the meter and then invoice the tenants directly for their usage (this system is an Eco system and very economic to run).

DIRECTIONS From our High Street March Office turn left and follow the road out of the town to the roundabout. Take the 1st exit onto the A141 Isle of Ely Way towards Chatteris. Take the 3rd turning right onto the B1098 towards Manea. On reaching Manea turn left onto Station Road and travel past the railway station. Continue along this road and then turn 1st left onto Fodder Fen. Following Fodder Fen this properties can be found on the left hand side

COUNCIL TAX BAND D

EPC RATING BAND C

PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

TENANCY DEPOSIT For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.



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