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The Property Ombudsman

£325,000

School Lane, Manea, Cambridgeshire
PE15 0JN

To arrange a viewing call us now on 01354 694900

WELL PRESENTED throughout, this spacious four-bedroom DETACHED family home offers generous and versatile accommodation, ideally suited to modern family life, and is pleasantly situated within a sought-after village location. The ground floor features a modern fitted kitchen, a spacious OPEN-PLAN living/family room providing a great everyday living space, a separate dining room, cloakroom and CONSERVATORY overlooking the rear garden. Upstairs, there are four good-sized bedrooms together with a family bathroom.

Outside, the property benefits from ample OFF-ROAD PARKING to the side, while to the rear is a good-sized enclosed garden offering plenty of space for relaxing, entertaining and family enjoyment.

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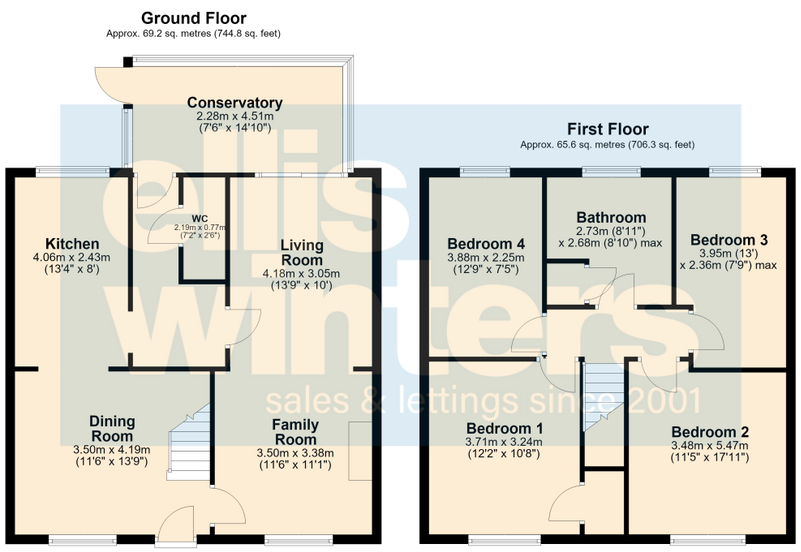

Total area: approx. 134.8 sq. metres (1451.1 sq. feet)

GROUND FLOOR

Kitchen
4.06m (13'4") x 2.43m (8')
Fitted with a modern range of base units housing single eye level oven and four ring ceramic hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, pantry cupboard, feature circular window and separate window to rear.

Dining Room
4.19m (13'9") x 3.50m (11'6")
Window to front, stairs rising to first floor.

Family Room
3.50m (11'6") x 3.38m (11'1")
Window to front, exposed brick fireplace housing wood burner, open plan to:

Living Room
4.18m (13'9") x 3.05m (10')
Patio doors out to garden.

WC
2.19m (7'2") x 0.77m (2'6")
Fitted with a low level wc and hand wash basin.

Conservatory
4.51m (14'10") x 2.28m (7'6")
UPVC construction with door out to garden.

FIRST FLOOR

Bedroom 1
3.71m (12'2") x 3.24m (10'8")
Window to front, over stairs cupboard.

Bedroom 2
5.47m (17'11") x 3.48m (11'5")
Window to front.

Bedroom 3
3.95m (13') x 2.36m (7'9") max.
Window to rear.

Bedroom 4
3.88m (12'9") x 2.25m (7'5")
Window to rear. Used as a dressing room by our sellers.

Bathroom
2.73m (8'11") x 2.68m (8'10") max.
Fitted with a panelled bath which has electric shower over, low level wc and feature basin set on vanity unit. Airing cupboard and window to rear.

OUTSIDE

A gravelled driveway to one side provides off road parking and double gates open to a further parking area if require which is suitable for a caravan or motorhome. The balance of the garden is laid to lawn with patio area, shrub borders and storage shed.

SERVICES
Mains electricity, water and drainage. The property has oil fired central heating.

Freehold
Fenland District Council tax band C
Energy rating 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 £66.67 plus VAT per transaction (£80 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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