

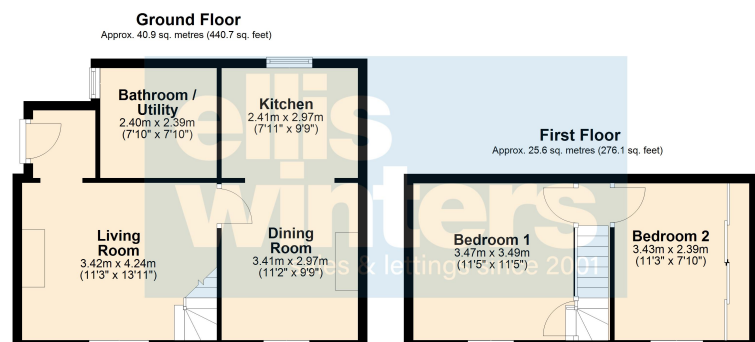
# £195,000

School Lane, Manea, Cambridgeshire PE15 0JN



To arrange a viewing call us now on 01354 694900

This CHARMING two bedroom DETACHED COTTAGE offers a wonderfully CUTE and QUIRKY feel throughout, featuring two cosy reception rooms each with a wood burner, perfect for creating a warm and inviting atmosphere. The characterful accommodation includes an old style kitchen with a butler sink, a ground floor bathroom/utility room, and two well proportioned double bedrooms upstairs. Outside, the property enjoys a fully enclosed garden ideal for relaxing or entertaining, while ample on road parking is available to the front. A delightful home full of personality and rustic charm.



Total area: approx. 66.6 sq. metres (716.8 sq. feet)

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## GROUND FLOOR

**Living Room**  
4.24m (13'11") x 3.42m (11'3")  
Window to front, fireplace housing wood burner, stairs rising to first floor.

**Kitchen**  
2.97m (9'9") x 2.41m (7'11")  
Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob, plumbing for dishwasher, butler style sink, window to rear, open to:

**Dining Room**  
3.41m (11'2") x 2.97m (9'9")  
Window to front, fireplace housing wood burner.

**Bathroom / Utility**  
2.40m (7'10") x 2.39m (7'10")  
Fitted with a panelled bath which has electric shower over, plus a mixer tap shower, low level wc and hand wash basin. Plumbing for washing machine and space for tumble drier. Window to side.



## FIRST FLOOR

**Bedroom 1**  
3.49m (11'5") x 3.47m (11'5")  
Window to front.

**Bedroom 2**  
3.43m (11'3") x 2.39m (7'10")  
Window to front, fitted wardrobes.



## OUTSIDE

The garden is laid mainly to lawn with patio area. A blank canvas to create your own haven of tranquillity.

## SERVICES

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

Freehold  
Fenland District Council tax band B  
Energy rating D



## 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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