



Fenessence, Manea Road, Wimblington PE15 0PA

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 x 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

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

£950,000



This 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 details 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 must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
 MCH113845 - 0003

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