

£1,300 pcm

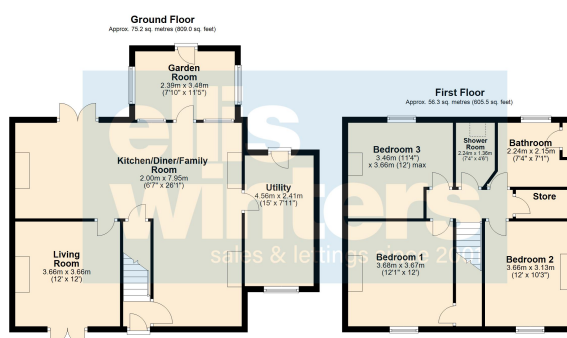
Laburnum House, Wimblington Road,
Manea, March, Cambridgeshire PE15 0JR



To arrange a viewing call us now on 01354 694900

Deposit £1,500

Set in the village of Manea, this detached farmhouse offers spacious family living across two floors. The ground floor features an open-plan kitchen, dining and family room, with a log burner that flows into a separate lounge that also has another log burner. The downstairs also benefits from a garden room and a handy utility. Upstairs there are three double bedrooms, a family bathroom and an additional shower room. Outside, a large garden and ample off-road parking accompany pleasant field views, making this a charming rural home.



Total area: approx. 131.4 sq. metres (1414.5 sq. feet)

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GROUND FLOOR

Living Room
3.66m (12') x 3.66m (12')

Kitchen/Diner/Family Room
7.95m (26'1") x 2.00m (6'7")

Garden Room
3.48m (11'5") x 2.39m (7'10")



Utility
4.56m (15') x 2.41m (7'11")

FIRST FLOOR

Bedroom 1
3.68m (12'1") x 3.67m (12')

Bedroom 3
3.66m (12') max. x 3.46m (11'4")

Shower Room
2.24m (7'4") x 1.36m (4'6")

Bathroom
2.24m (7'4") x 2.15m (7'1")

Store

Bedroom 2
3.66m (12') x 3.13m (10'3")



OUTSIDE

Laid to lawn with established shrubs, large gravel area and ample parking.

SERVICES

Oil fired central heating and electric heaters.
Sewer treatment plant, mains water and electric.

Energy rating E
Fenland District Council tax band C



INITIAL LENGTH OF TENANCY
6 months

Tenant Reference and Credit Checks

As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

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 tenants conduct their own due diligence before making any decisions.

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