



School Lane, Manea March
£215,000 Freehold

**Sharman
Quinney**

Key Features



- Walking Distance to Local Amenities such as Schools and Shops
- Well-Presented Throughout
- Open-Plan Kitchen/Diner
- Countryside Walks Nearby
- Ample Off-Road Parking

The property is entered via a welcoming hallway, providing access to all internal rooms. There are two double bedrooms positioned to the left, while the shower room is located at the end of the hall and features a walk-in shower, vanity unit with sink, WC and a useful built-in airing cupboard.

The spacious lounge enjoys plenty of natural light from the large front-facing window and features a focal electric fireplace. A doorway leads through into the kitchen, which is open plan to the conservatory, creating a bright and versatile living space. The kitchen is fitted with a range of units with space for an electric oven and fridge/freezer, while the adjoining dining area also provides space for a washer/dryer. French doors open directly onto the rear garden.



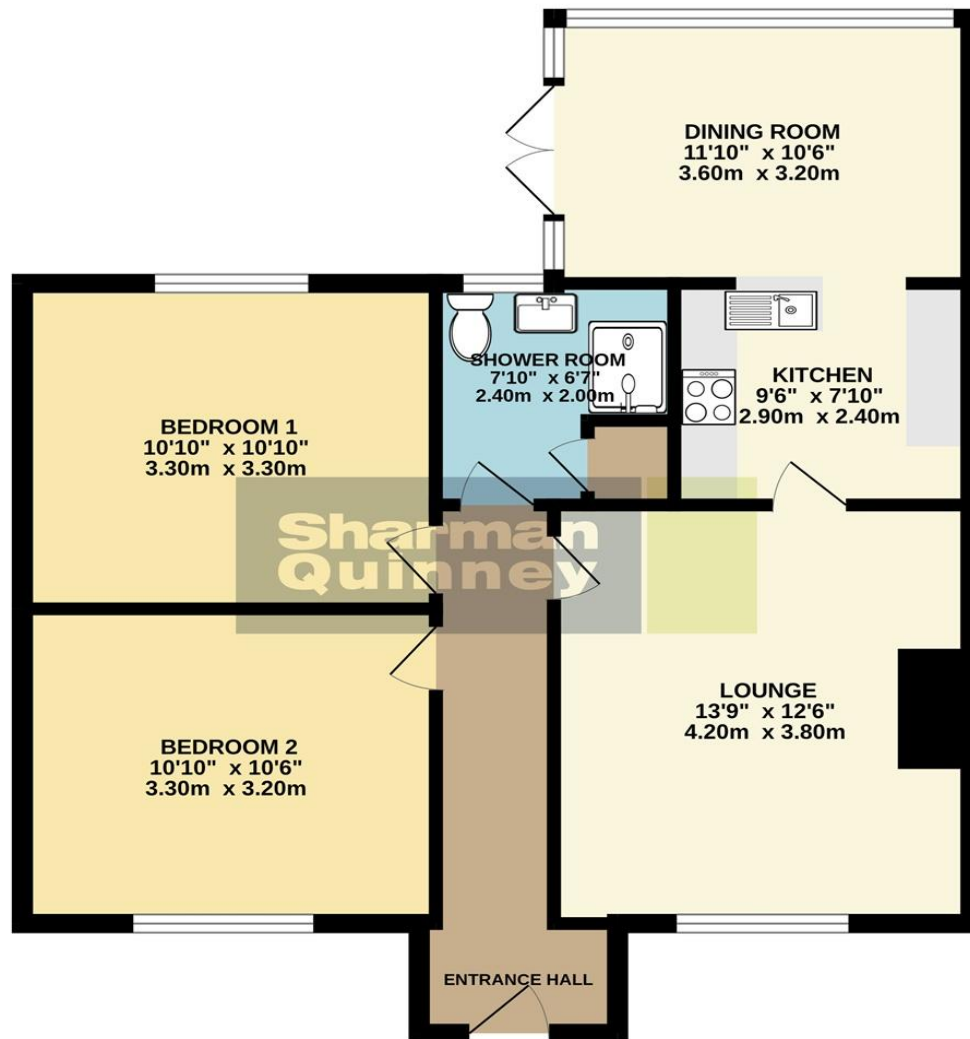
Outside, the front of the property has been gravelled for ease of maintenance and provides off-road parking for several vehicles. The fully enclosed rear garden benefits from new fencing, with the majority laid to lawn and a patio area providing an ideal space for outdoor seating and entertaining.

Agents note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view this property call Sharman Quinney on:
01354 661166

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC207397 - 0002

