



Scholars Close, Manea March
£425,000 **Freehold**

**Sharman
Quinney**

Key Features



- Fully Contained One Bedroom Annex
- Spacious Open Plan Lounge/Diner
- Ready to Move In
- Village Location
- Generous Off-Road Parking

From the moment you arrive this attractive property offers the space and versatility that is perfect for family living, multi-generational household or those seeking for additional independent accommodation.

At the heart of the home is a spacious lounge/diner enhanced by a skylight and creates a bright and welcoming space for both relaxing and entertaining. The property has a modern kitchen and a separate study/office ideal for those working from home or requiring additional space.

The ground floor annex provides an excellence degree of flexibility. With a sperate entrance and shower room it could be ideally suited to a dependent relative, older child, guest accommodation or anyone seeking a degree of



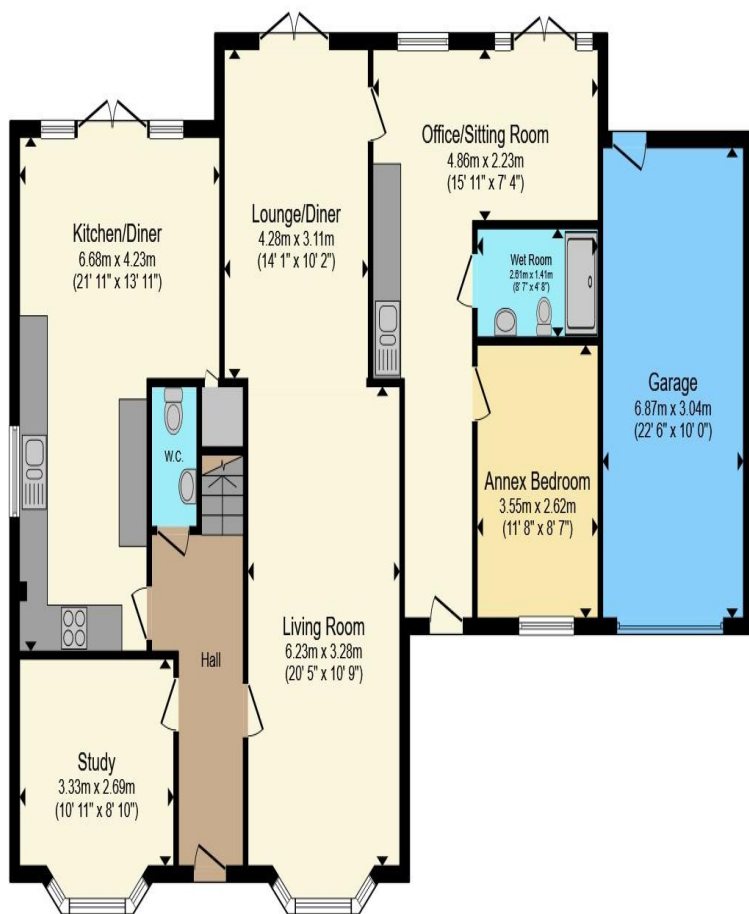
independence while remaining close to the main home. Upstairs are four further bedrooms including the master with its own ensuite and family bathroom.

Situated in a desirable village setting, the property is particularly appealing for buyer wanting a quieter lifestyle while having local amenities including a village shop, pub, primary school and a train station with links to Ely, Cambridge, Peterborough and London.

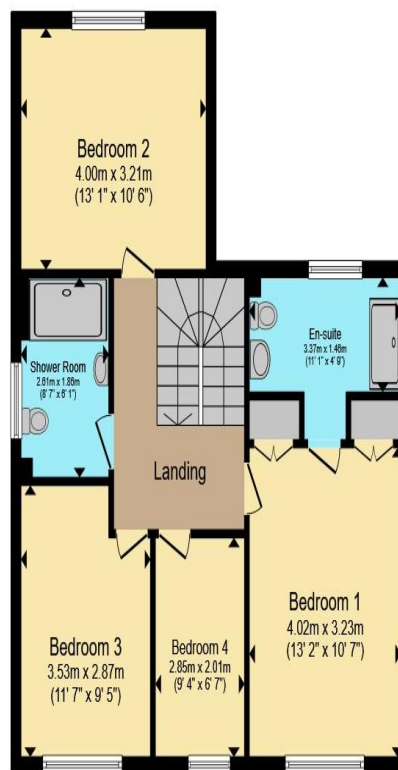
All measurements are listed on the floor plan.

Agents Notes: 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



First Floor

Total floor area 198.5 m² (2,136 sq.ft.) approx

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.propertybox.io

**Sharman
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