



Drawdyke, Tydd St Mary £189,995

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66

Located in the peaceful village of Tydd St Marys, this two-bedroom detached bungalow offers lovely field views at the front and rear. The property includes an entrance hall, lounge, kitchen/breakfast, two double bedrooms, shower room. Outside, you'll find low-maintenance gardens, off-road parking, and an enclosed rear garden with a patio and lawned areas. The property operates with oil fired central heating coupled with mains drainage. This property is perfect for those looking for a quiet countryside lifestyle with easy-to-manage outdoor space.

Call us ANYTIME to book your viewing - 01406 424441.

Accommodation Comprises:

PVCu double glazed entrance door to:

Entrance Hall

Radiator, Karndean flooring, central heating thermostat, coving to textured ceiling, airing cupboard housing, hot water cylinder, linen shelving.

Lounge 5.10m (16'9") x 3.15m (10'4")

PVCu double glazed bow window to front, open fire with wooden surround and tiled inset and stone hearth, radiator, telephone point, TV point, coving to textured ceiling with smoke detector, open plan to kitchen/breakfast.

Kitchen/Breakfast Room 4.05m (13'3") x 2.85m (9'4")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, extractor fan, plumbing for automatic washing machine, space for fridge/freezer, electric point for cooker, PVCu double glazed window to rear, Karndean flooring, coving to textured ceiling, PVCu double glazed entrance door to garden.

Main Bedroom 3.39m (11'1") x 2.95m (9'8")

PVCu double glazed window to rear, radiator, TV point, coving to textured ceiling, access to part boarded double insulated loft space with ladder.

Bedroom 2 2.98m (9'9") x 2.68m (8'10")

PVCu double glazed window to front, radiator, TV point, coving to textured ceiling.

Shower Room

Fitted with three-piece suite comprising of tiled corner shower enclosure with fitted electric shower and glass doors, vanity wash hand basin with base cupboard, close coupled WC, extractor fan, shaver point, fully ceramic tiled walls, PVCu opaque double glazed window to rear, heated towel rail, vinyl floor covering, coving to textured ceiling.

Garage 4.97m (16'4") x 2.46m (8'1")

PVCu double glazed side door, power and lighting connected, fully boarded out and insulated, Up and over door not currently in use, side door with power and lighting connected.

Outside

The front of the property is enclosed by post and rail fencing with wood panelling at the sides, the garden and driveway are set with gravel providing good off road parking, outside lighting, side gate to enclosed rear garden with wood panel fencing and post and rail fencing to the rear, area laid to lawn, large patio area, greenhouse, outside tap, outside lighting, the garage has been insulated and boarded and used as a hobby room in the past, but could easily put back to a garage, oil central heating, and mains drainage. The property benefits from leased solar panels which provide energy for the property and the surplus goes back to the grid. Call us for further details.

Directions

Leave our Church Street office and head over the traffic lights onto Boston Road South, at the roundabout turn right onto the A17 signposted Kings Lynn. When you get to the third roundabout take the last exit towards Wisbech, stay on this road, take the right turning to Tydd St Marys stay on this road, where the property can be located on your left-hand side. For the purpose of satellite navigation, the property postcode is: PE13 5QS

Council Tax

Band B £1,740.67 from April 2025 to March 2026, South Holland District Council.

EPC ~ C

Agents Notes:

Any buyer wishing to purchase a property will be required to complete a digital identification check and source of funds. This will incur an upfront fee of £46.80 (£39 + VAT) per applicant once an offer has been accepted. This is our company policy for AML (Anti Money Laundering regulations) as imposed by HMRC.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008.

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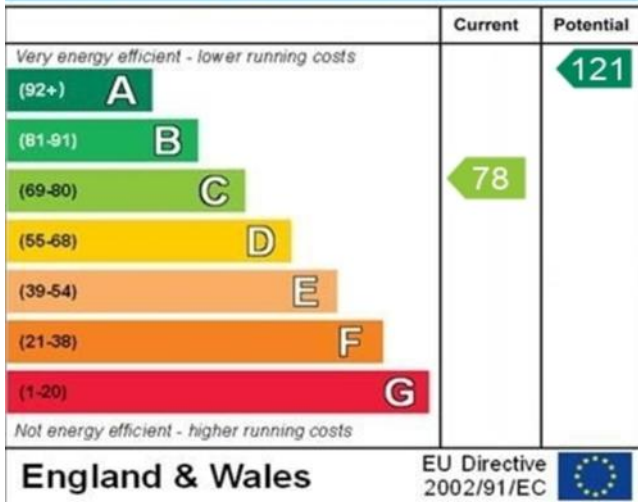
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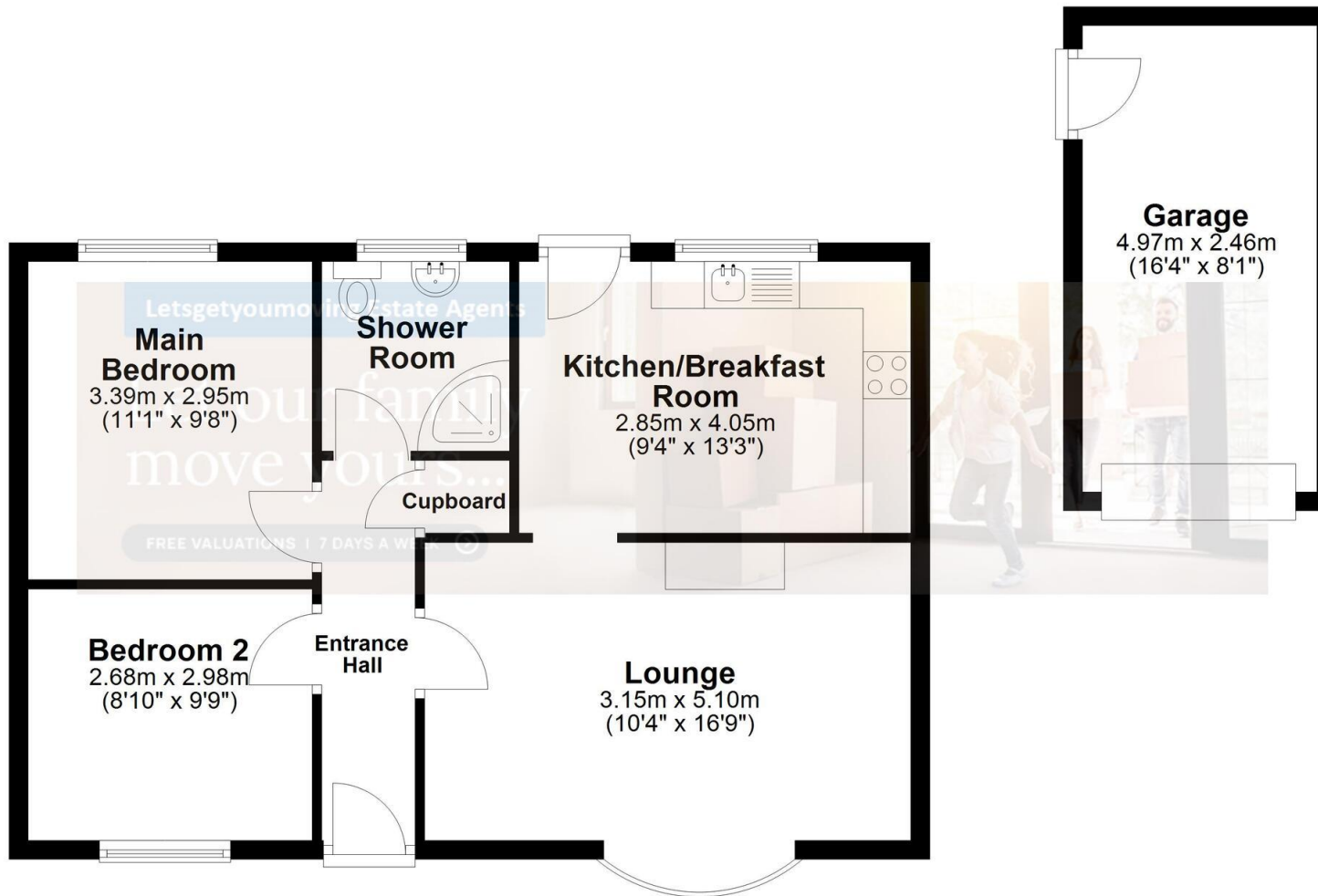
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Ground Floor

Approx. 68.9 sq. metres (741.9 sq. feet)



Total area: approx. 68.9 sq. metres (741.9 sq. feet)

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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The advertisement features a warm, orange-toned photograph of a family moving into a new home. In the foreground, a young girl is running happily towards the camera. In the background, a woman and a man are walking through a doorway, each carrying a large cardboard box. To the left of the doorway, several more cardboard boxes are stacked. The overall atmosphere is one of excitement and a fresh start.