

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

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NAEA NETWORK

OVER 1000 OFFICES



**CROSSGATE COTTAGE
CROSS DROVE
TYDD ST GILES
PE13 5NR**

THE PROPERTY: SPACIOUS BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM DETACHED HOUSE IN A RURAL LOCATION ON A LARGE PLOT OF APPROXIMATELY HALF AN ACRE(subject to measured survey)WITH STUNNING FIELD VIEWS TO REAR *26' FITTED KITCHEN *USEFUL UTILITY *21' MASTER BEDROOM WITH EN-SUITE *500 SQ FT GARAGE/WORKSHOP *MULTI VEHICLE OFF ROAD PARKING *OIL FIRED CENTRAL HEATING *MOSTLY DOUBLE GLAZING *EARLY VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT!

THE PRICE: **£425,000** **FREEHOLD EPC BAND D** **REF. 8762**

SELLING? FREE, FREE, VALUATIONS!

For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF. 8762 CROSSGATE COTTAGE, CROSS DROVE, TYDD ST GILES

COUNCIL TAX: BAND D FENLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the A1101 Long Sutton/Sleaford exit over Freedom Bridge. Follow the road for about ¾ mile and fork left at the traffic lights signed Leverington. Follow the road and at the Rising Sun pub on the right hand side, fork right signed Gorefield. Follow the main route all the way to the village of Gorefield and proceed straight through the village shortly after leaving the village turn first right at Hassock Hill Drove. Follow the road for about 2.1 mile and the property is on the left hand side on the corner of Fen Lane.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE CANOPY:

ENTRANCE HALL: With stairway off.

LOUNGE: 26'2" (max) x 12' (max) With wood floor, feature open fireplace, double glazed French doors to rear garden.

DINING ROOM/GROUND FLOOR BEDROOM 4:
14' (max) x 9' (max)

FITTED KITCHEN/DINER: 26'6" (max) x 11'4" (max) With LPG Range with hob extractor preparation surfaces with drawers and cupboards under, range of wall cupboards, plate rack, deep sink with cupboard under, display cupboards with glazed doors, laminate floor, built-in dishwasher, fitted cupboard with space for fridge/freezer, broom cupboard, Firebird oil fired central heating boiler.

GROUND FLOOR CLOAKROOM/W.C.:
With low level w.c., hand wash basin, part tiled walls, extractor fan.

UTILITY: 9' (max) x 6' (max) With inset stainless steel single drainer sink unit with mixer tap and cupboards under space/plumbing for automatic washing machine, wine rack, range of wall cupboards, space/vent for tumble drier, worktop with cupboards under.

FIRST FLOOR:

LANDING: With access via folding ladder to part boarded loft with light point.

FAMILY BATHROOM/W.C./SHOWER ROOM:
With tiled floor, tiled walls, heated towel rail, pedestal wash basin with mixer tap, tiled and screened shower cubicle with Bristan electric power shower, panelled bath with mixer tap, low level w.c., extractor fan, built-in airing cupboard housing hot water cylinder with immersion heater.

BEDROOM NO 1: 21'1" (max) x 11'10" (max)

EN SUITE SHOWER ROOM/W.C.:
With pedestal wash basin, low level w.c., tiled and screened shower cubicle with electric power shower, tiled walls, extractor fan, built-in cupboard with mirror doors.

BEDROOM NO 2: 13'3" (max) x 10'10" (max) With built-in wardrobe/cupboard with mirror doors.

BEDROOM NO 3: 14' (max) x 11' (max) With range of fitted units including wardrobes, blanket cupboards and bedside tables

OUTSIDE: **OIL STORAGE TANK: OUTSIDE LIGHTS: COLD WATER TAP: DUTCH LIGHT with power and lighting: TIMBER STORE SHED:**

GARAGE/WORKSHOP: 27'8" (max) x 17'9" (max) With power and lighting, up and over door, personal door.

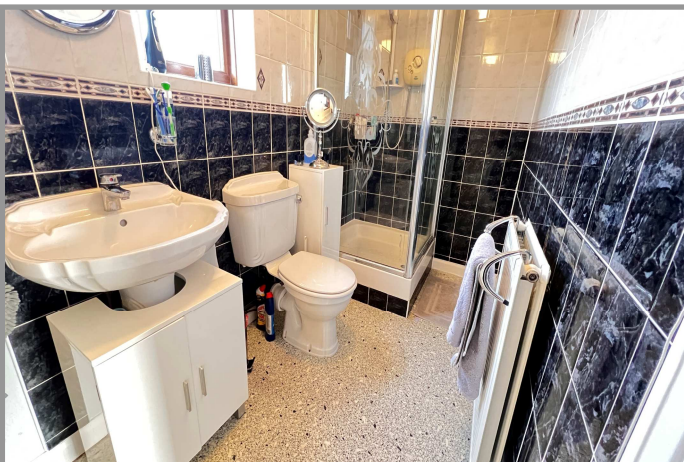
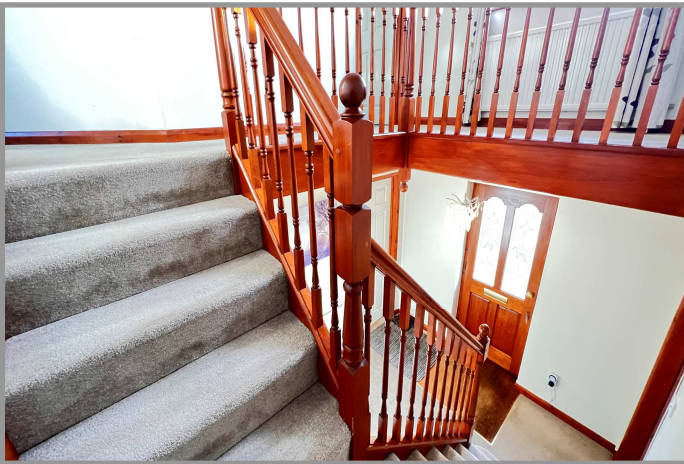
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GARDENS:

To front, down to s shingle multi vehicle off road parking space, with shrubs and beds. Extensive gardens to side laid to lawn with numerous beds, borders, trees, shrubs and a paved patio.



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