

**ROBERT
HALE
HOMES FOR
SALE**

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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**7, WILLOW WAY, TYDD ST MARY
PE13 5QR**

THE PROPERTY: ABSOLUTELY IMMACULATE, BEAUTIFULLY PRESENTED SPACIOUS THREE/FOUR BEDROOMED DETACHED BUNGALOW SITUATED ON A LARGE CORNER PLOT IN A HIGHLY SOUGHT AFTER RESIDENTIAL CUL-DE-SAC IN THIS HIGHLY POPULAR SOUTH LINCOLNSHIRE VILLAGE WITH ITS OWN SCHOOL & SHOP * MASTER BEDROOM WITH SPACIOUS EN-SUITE * FITTED KITCHEN WITH BUILT IN OVEN & HOB, FRIDGE, DISHWASHER * USEFUL UTILITY * 330SQFT DOUBLE GARAGE/WORKSHOP * GENEROUS ENCLOSED WELL MAINTAINED GARDENS * LOTS OF PARKING * OIL FIRED UNDERFLOOR CENTRAL HEATING * DOUBLE GLAZING * MUST BE VIEWED!

THE PRICE:

£425,000

FREEHOLD EPC BAND D

REF.8771

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.87717, WILLOWS CLOSE, TYDD ST MARY.

COUNCIL TAX: BAND E SOUTH HOLLAND COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout take the Long Sutton/Sleaford exit over Freedom Bridge. Follow the main road for about 0.6 miles then turn left signed Tydd St Mary. Follow the road for about 0.7 miles then turn left into Lowgate, then turn first left into Willows Close. The property is on the left-hand side on a corner.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With walk-in airing cupboard housing pressurised hot water cylinder with immersion heater, built in cloaks cupboard, access to loft.

LOUNGE: 17' 7" (max) x 12' 10" (max) With double glazed french doors to garden.

FITTED KITCHEN: 14' (max) x 12' 7" (max) With tiled floor, part tiled walls, Island breakfast bar with cupboards under, built in dishwasher, built in fridge, built in electric double oven, built in electric hob, range of wall cupboards, electric hob hood, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboard under, preparation surfaces with drawers & cupboards under.

CLOAK ROOM/W.C.: With tiled floor, part tiled walls, pedestal wash basin, low level W.C..

UTILITY: 8' 5" (max) x 6' 9" (max) With tiled floor, wall cupboard, inset stainless steel single drainer sink unit with mixer tap & cupboards under, space plumbing for washing machine & space for condensing tumble drier.

BATHROOM/W.C.: With part tiled walls, tiled floor, panelled bath, extractor fan, heated towel rail, shaver point.

BEDROOM NO 1: 14' (max) x 11' 9" (max).

SPACIOUS EN SUITE SHOWER ROOM/W.C.: With pedestal wash basin, low level W.C., Quadrant shower cubicle with thermostatic shower, heated towel rail, extractor fan, tiled floor, part tiled walls.

BEDROOM NO 2: 11' 5" (max) x 11' 2" (max) 'L' shaped.

BEDROOM NO 3: 11' 10" (max) x 10' 4" (max) With built in wardrobe/cupboard.

BEDROOM NO 4/SEPARATE DINING ROOM: 11' 9" (max) x 11' (max).

OUTSIDE: **COLD WATER TAP : OUTSIDE LIGHTS : OIL STORAGE TANK : 2 TIMBER STORE SHEDS (1 with power)**

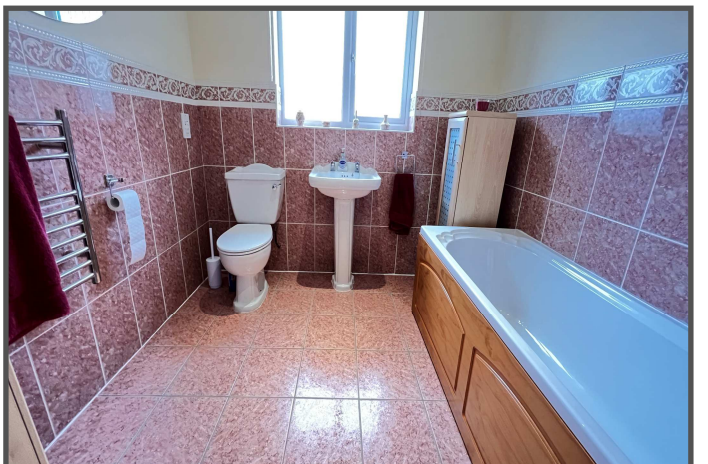
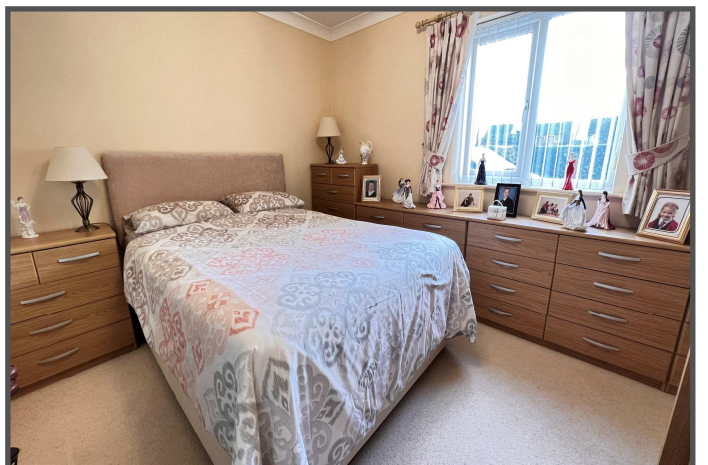
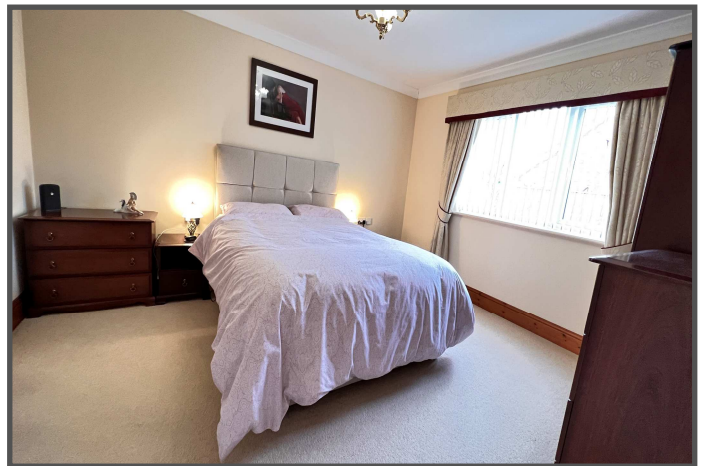
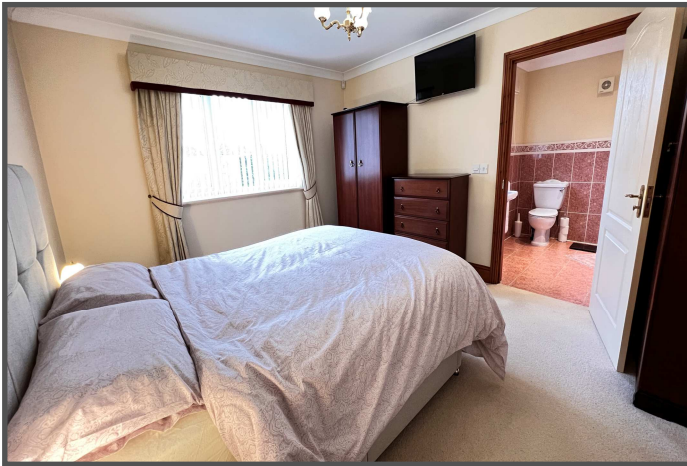
330 SQ FT DOUBLE GARAGE: 19' 3" (max) x 17' (max) With electronically operated remote controlled roller doors, personal door, power & lighting. Warmflow oil fired wall mounted combi-boiler.

GARDENS: Low maintenance gardens to front, down to shingle with conifers, shrubs and an extensive block paved multi-vehicle off road parking space. Gardens to side laid to lawn with trees and a conifer hedge. Paved pathway to side leads through a timber gate to the generous enclosed rear & side garden which is laid to law with paved patio and an ornamental shingle/stone chippings patio.

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Willows Close

