



Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**BIRCHWOOD  
CHURCH WAY  
TYDD ST MARY  
PE13 5QY**

**THE PROPERTY:** A RARE OPPORTUNITY! A FOUR BEDROOM DETACHED HOUSE PLUS 1 BEDROOM SELF CONTAINED ANNEXE, SITUATED BACKING ON TO OPENFIELDS CLOSE TO THE SCHOOL AND SHOP IN THIS HIGHLY POPULAR SOUTH LINCOLNSHIRE VILLAGE \*27' LOUNGE \*17' KITCHEN \*OIL FIRED CENTRAL HEATING \*DOUBLE GLAZING \*FOUR ROOM ANNEXE WITH ITS OWN ACCESS \*ENCLOSED GARDENS TO REAR OVERLOOKING OPEN FIELDS \*VIEW QUICKLY!!

**THE PRICE**

**£295,000**

**FREEHOLD EPC BAND D**

**REF. 8796**

**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. 8796 BIRCHWOOD, CHURCH WAY, TYDD ST MARY

**COUNCIL TAX:** **BAND C SOUTH HOLLAND DISTRICT COUNCIL**  
**BAND A ANNEXE**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the A1101 Long Sutton/Sleaford exit over Freedom Bridge. Follow the main road for about 6 miles then turn left signed Tydd St Mary at the crossroads. Follow the main route into the village and the property is on the right hand side immediately after the school.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE HALL:** With laminate floor, stairway off.

**LOUNGE/DINER:** 27'7" (max) x 12'4" (max) With open fireplace, double glazed french doors to rear garden.

**KITCHEN/BREAKFAST ROOM:**  
17' (max) x 14'10" (max) With tiled floor, understairs cupboard, part tiled walls, electric cooker, electric hob hood, range of wall cupboards, inset 1 ½ bowl single drainer sink unit with mixer tap and cupboards under, preparation surfaces with drawers and cupboards under, space/plumbing for automatic washing machine, space/plumbing for dishwasher, space/vent for tumble drier.

**GROUND FLOOR BEDROOM 4/STUDY:**  
11'7" (max) x 8' (max)

### ANNEXE

**LOUNGE:** 19'4" (max) x 14'2" (max) 'L' shaped with double glazed french doors to rear garden

**KITCHEN:** 11'5" (max) x 9'6" (max) With tiled floor, range of wall cupboards, preparation surfaces with drawers and cupboards under, inset stainless steel single drainer sink unit with cupboards under.

**SHOWER ROOM/W.C.:** With tiled floor, tiled walls, heated towel rail, low level w.c., hand wash basin, tiled shower area with Triton electric shower.

**BEDROOM:** 15'4" (max) x 10'4" (max)

### FIRST FLOOR:

**LANDING:** With access to loft.

**BATHROOM/W.C.:** With low level w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and Triton electric shower overhead, heated towel rail, part tiled walls.

**BEDROOM NO 1:** 14' (max) x 11' (max)

**BEDROOM NO 2:** 12'7" (max) x 10'11" (max)

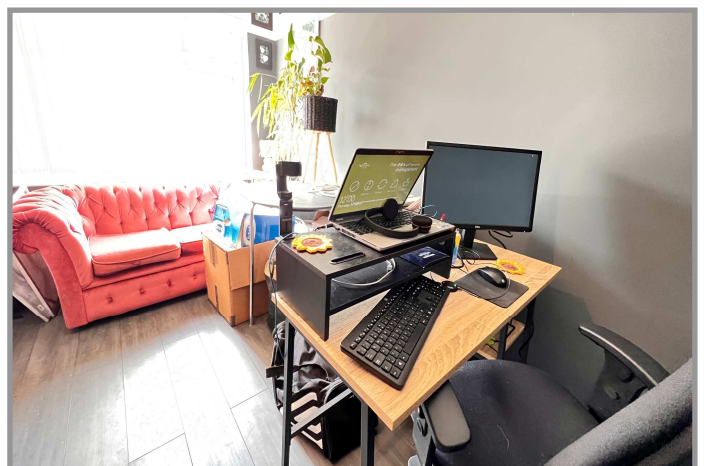
**BEDROOM NO 3:** 8'7" (max) x 7'4" (max)

**OUTSIDE:** **TIMBER STORE SHED: SUMMER HOUSE: OUTSIDE LANTERN:**

**GARDENS:** To front, part laid to lawn with a shingle multi vehicle off road parking space. Timber gates to each side of the house open on to pathways leading to the enclosed rear garden which overlooks open land and is laid to lawn with paved patios.

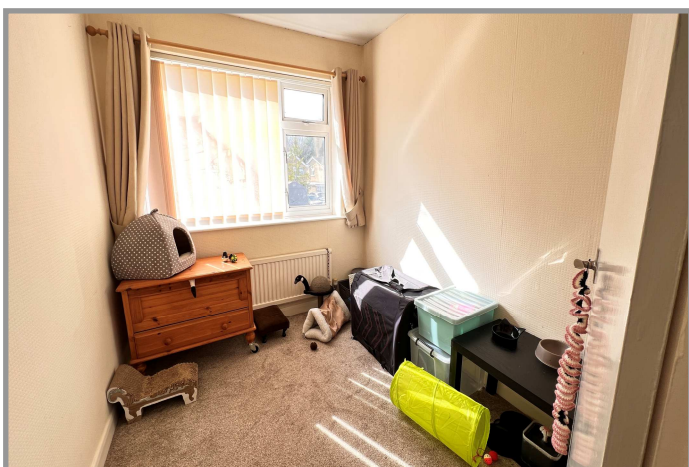
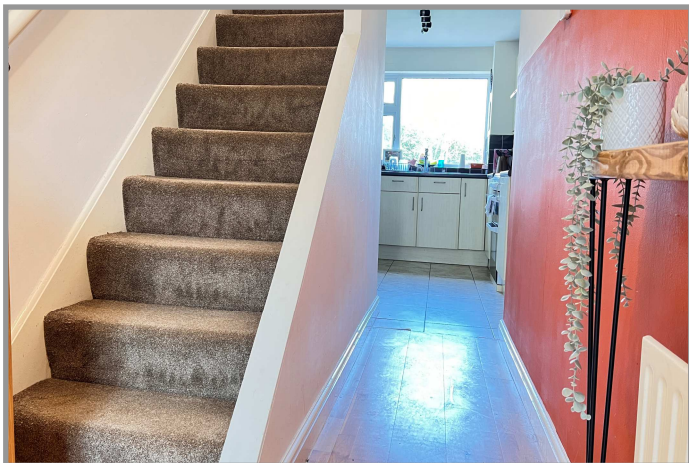


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