

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**THE COTTAGE  
HANNATH ROAD  
TYDD GOTE  
PE13 5NA**

**THE PROPERTY:** AN ABSOLUTELY CHARMING TWO BEDROOMED DETACHED PERIOD COTTAGE SITUATED IN A POPULAR SOUTH LINCOLNSHIRE VILLAGE  
\* FITTED KITCHEN WITH BUILT IN OVEN & HOB \* LOVELY GARDEN ROOM \* LOW MAINTENANCE GARDENS TO REAR \* OFF ROAD PARKING SPACE \* DOUBLE GLAZING \* FULL OF CHARM AND CHARACTER \* LOTS OF POTENTIAL \* VIEW QUICKLY TO AVOID DISAPPOINTMENT!

**THE PRICE:            £225,000            FREEHOLD            EPC BAND            REF.8820**

**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:8820 THE COTTAGE, HANNATH ROAD, TYDD GOTE.**

**COUNCIL TAX: BAND A SOUTH LINCOLNSHIRE COUNCIL**

**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 5.5 miles After crossing the river bridge in Tydd Gote turn second left into Hannath Road. The property is very shortly on the right hand side

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

**ENTRANCE HALL:**

**LOUNGE:** 15' 5" (max) x 10' 2" (max) With bay window, feature fireplace with wood burning stove, laminate floor, understairs cupboard.

**LOUNGE/DINING ROOM:** 12' 7" (max) x 10' 4" (max) Feature fireplace with wood burning stove.

**FITTED KITCHEN:** 13' (max) x 7' (max) With preparation surfaces with drawers & cupboards under, inset double sink unit with mixer tap & cupboards under, wall units, built in dishwasher, space/plumbing for washing machine, built in electric hob, built in electric hob hood, built in electric oven, electric towel radiator.

**GARDEN ROOM:** 10' 2" (max) x 8' 10" (max) With double glazed patio doors to rear garden, electric radiator.

**FIRST FLOOR:**

**LANDING:**

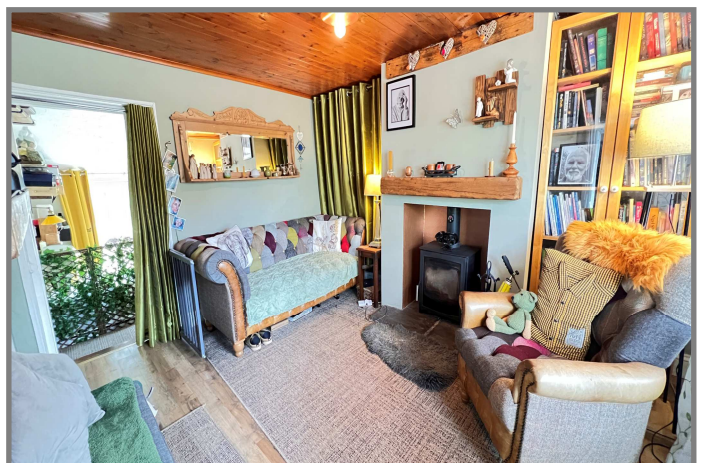
**BATHROOM/W.C.:** With walk-in double shower cubicle with thermostatic shower, integrated hand wash basin with mixer tap and cupboards under, integrated low level W.C., plumbing for washing machine, sloping ceilings, built in airing cupboard with hot water cylinder.

**BEDROOM NO 1:** 12' (max) x 8' 5" (max) With fitted wardrobe/cupboards, electric radiator.

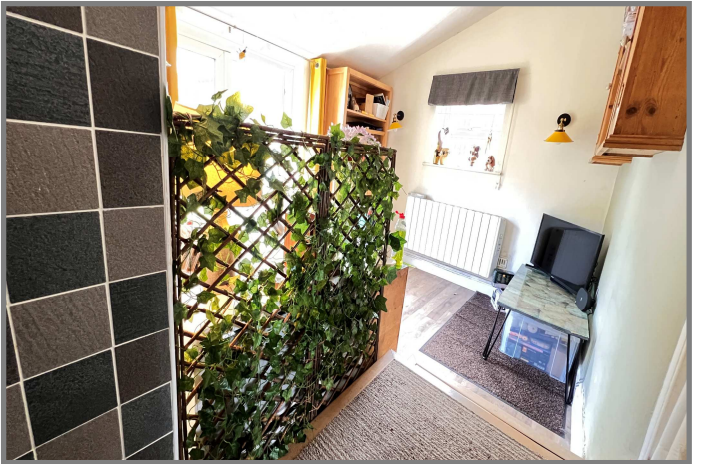
**BEDROOM NO 2:** 12' (max) x 8' 5" (max) With full width fitted sliding wardrobes, access to loft, electric radiator.

**OUTSIDE:** **COLD WATER TAP : SUMMER HOUSE : 2 SECTIONAL STORES : WATER BUTT : OUTSIDE LIGHTS**

**GARDENS:** To front, a paved pathway leads to the front entrance door with flower/shrub borders. Concrete driveway/off road parking space to one side of property with a small courtyard/bin area and a timber gate which leads to the enclosed rear garden. Split level low maintenance garden to rear with paved patio area, gravel borders, shrubs, raised beds. Timber gate in the rear fence leads to West Road.



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