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7 DAYS

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**CRANFORD
CHURCH WAY, TYDD SAT MARY
PE13 5QY**

THE PROPERTY: THREE BEDROOMED DETACHED BUNGALOW IN THIS HIGHLY SOUGHT AFTER LINCOLNSHIRE VILLAGE WITH ITS OWN SCHOOL, SHOP/POST OFFICE & PUB * 18' KITCHEN * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * CAR PORT PLUS MULTI VEHICLE OFF ROAD PARKING * LOW MAINTENANCE GARDENS TO REAR WITH LOVELY VIEWS OVER OPEN FIELDS * VIEW QUICKLY!

THE PRICE: oieo £278,000 **FREEHOLD EPC BAND D** **REF. 8832**

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.



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COUNCIL TAX: **BAND D FENLAND DISTRICT COUNCIL**

HOW TO GET THERE: From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the main road for about 5.9 miles then turn left signed Tydd St Mary. The property is on the right hand side in due course, just after the shop.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY:

ENTRANCE HALL: With access via foldaway ladder to boarded loft with power & lighting, built in airing cupboard housing hot water cylinder with immersion heater;

LOUNGE: 15'6"(max) x 15'4"(max) with double glazed french doors to CONSERVATORY;

KITCHEN/DINER: 18'5"(max) x 11'4"(max) with built in electric double oven, built in electric hob, electric hob hood, range of wall cupboards, preparation surfaces with drawers & cupboards under, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap & cupboards under, shelving;

CLOAKROOM/W.C.: With low level w.c., hand wash basin & part tiled walls;

UTILITY: 12'(max) x 7'4"(max) with range of wall cupboards, space/plumbing for automatic washing machine & dishwasher, work top, inset stainless steel single sink unit with mixer tap & cupboard under;

BRICK & UPVC CONSERVATORY:
10'7"(max) x 9'(max) with French doors to rear garden;

BATHROOM/W.C./SHOWER ROOM:
With tiled shower area with Triton electric shower, low level w.c., pedestal; was basin with mixer tap, panelled bath with mixer tap, shaver point, extractor fan;

BEDROOM NO 1: 14'2"(max) x 11'5"(max) with range of fitted wardrobe/cupboards;

BEDROOM NO 2: 10'(max) x 10'(max) with range of fitted wardrobe/cupboards;

BEDROOM NO 3: 10'(max) x 10'(max);

OUTSIDE: **SECURITY LIGHT: CAR PORT:**

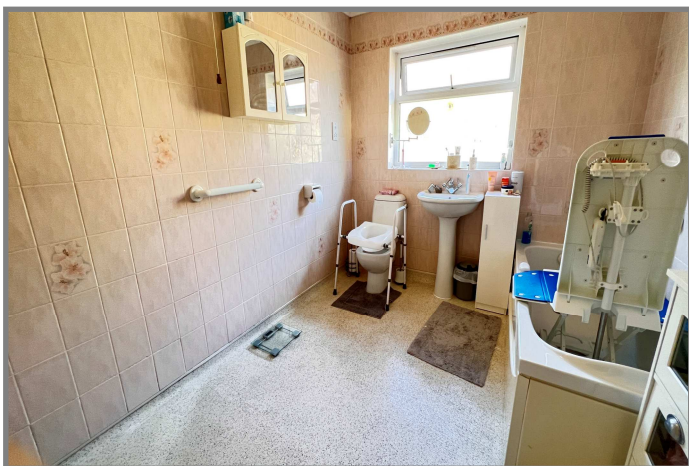
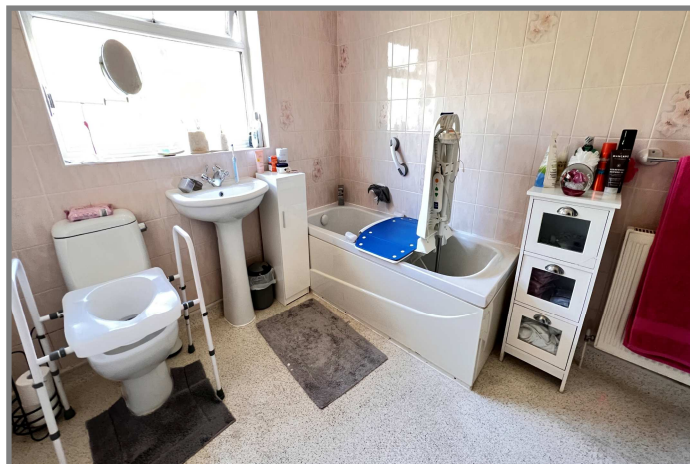
GARAGE: 16'3"(max) x 9'1"(max) with electrically operated remote controlled roller door, Thormecon oil fired wall mounted C/H boiler, power & lighting, access to loft storage;

GARDENS: To front down to an extensive shingle multi vehicle off road parking space with conifer & borders. Pathway to side leads to the rear garden which enjoys lovely views over open fields and is down to shingle with shrubs, borders, beds and miniature ornamental hedging.

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