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7 DAYS

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**MINERVA FARM COTTAGE
LOWGATE
TYDD ST MARY, PE13 5QP**

THE PROPERTY: AN ABSOLUTELY CHARMING, BEAUTIFULLY PRESENTED 4/5 BEDROOMED DETACHED SPACIOUS 19TH CENTURY COTTAGE OF ENORMOUS CHARACTER & SITUATED ON A GENEROUS PLOT IN THIS HIGHLY SOUGHT AFTER VILLAGE ON THE LINCOLNSHIRE BORDERS, WITH ITS OWN SCHOOL, PUB & SHOP * 20' FITTED KITCHEN WITH RANGE * 28' LOUNGE/DINER * OIL FIRED CENTRAL HEATING 8 DOUBLE GLAZING * LOVELY ENCLOSED GARDENS TO REAR WITH STUNNING VIEWS OVER OPEN FIELDS * DOUBLE GARAGE PLUS EXTENSIVE MULTI VEHICLE OFF ROAD PARKING * REALLY MUST BE VIEWED TO BE FULLY APPRECIATED, SO VIEW QUICKLY! NO UPWARD CHAIN! **REF: 8936**

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: 8936 MINERVA FARM COTTAGE, LOWGATE, TYDD ST MARY

THE PRICE: OIEO £375,000 FREEHOLD EPC BAND D

COUNCIL TAX: BAND C 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 6 miles then turn left signed Tydd St Mary. Follow the road for about 0.7 miles then turn left into Lowgate,

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE LOBBY:

LOUNGE/DINER: 28'7"(max) x 13'5"(max) with bay windows, feature fireplace enclosing a multi fuel log burning stove, french doors to rear garden;

INNER HALL: With stairway off, understairs cupboard, built in airing cupboard housing Boulter oil fired C.H boiler & programmer;

FITTED KITCHEN: 20'(max) x 9'7"(max) with LVT flooring, preparation surfaces with drawers & cupboards under, electric Rangemaster cooker, electric Rangemaster cooker hood, space/plumbing for washing machine, space for tumble drier, space for fridge/freezer, range of wall units, inset single drainer sink unit with mixer tap & cupboards under, integrated dishwasher. French doors to rear garden, 'Sky Pod';

GROUND FLOOR CLOAKROOM/W.C.:

With low level w.c., hand wash basin with cupboard under and tiled splash back;

GROUND FLOOR BEDROOM NO 5:

10'11"(max) x 10'(max) with dual aspect windows;

FIRST FLOOR:

LANDING: With access to part boarded loft, built in airing cupboard;

BATHROOM/W.C./SHOWER ROOM:

With tiled floor, panelled bath with mixer tap & shower attachment, plus thermostatic shower overhead, pedestal wash basin, low level w.c, shaver point, tiled walls;

BEDROOM NO 1: 15'5"(max) x 14'10"(max) with original wood floor, built in wardrobe/cupboards, dual aspect windows;

BEDROOM NO 2: 14'11(max) x 13'2"(max) with original wood floor, built in wardrobe/cupboard, built in airing cupboard housing hot water cylinder with immersion heater, dual aspect windows;

BEDROOM NO 3: 11'(max) x 10'1"(max) with dual aspect windows;

BEDROOM NO 4: 10'4"(max) x 5'8"(max);

OUTSIDE: **OIL STORAGE TANK: OUTSIDE LIGHTS: SUMMEHOUSE: TIMBER BBQ/BAR AREA with power & lighting and verandah:**

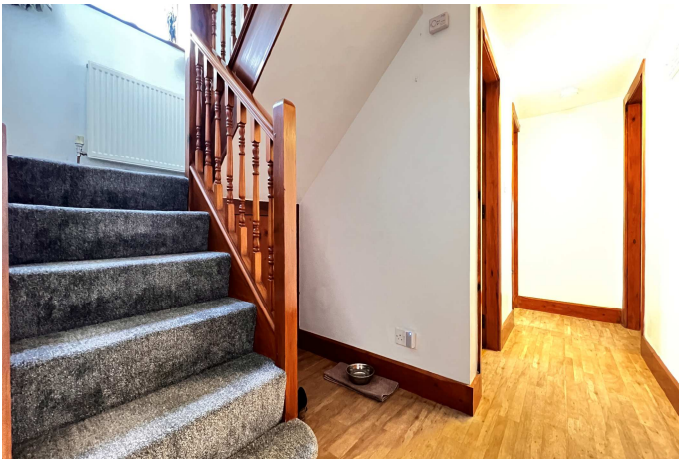
DOUBLE GARAGE/WORKSHOP:

21'4"(max) x 17'8"(max) with up & over door. With power & lighting, joist storage, work top with cupboards under, shelving, personal door;

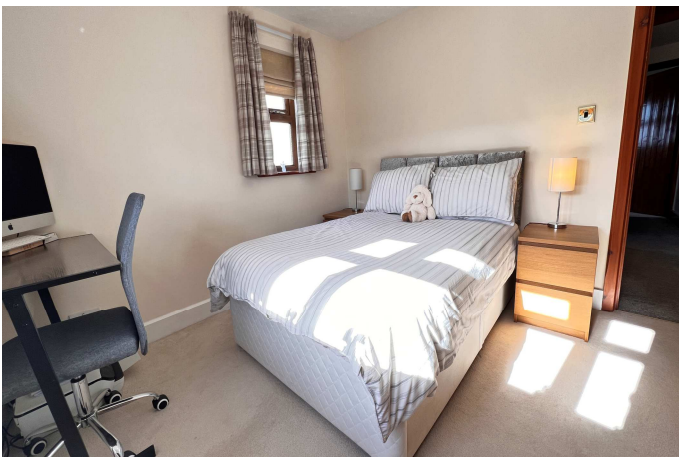
GARDENS:

To front down to a gravel multi vehicle off road parking, part laid to lawn with trees, hedging, shrub borders. Timber gate to side opens onto the enclosed rear garden which has stunning views over open countryside, laid to lawn with various trees, shrubs, seasonal veg plot, raised beds, shingle borders & gravelled area to the side;

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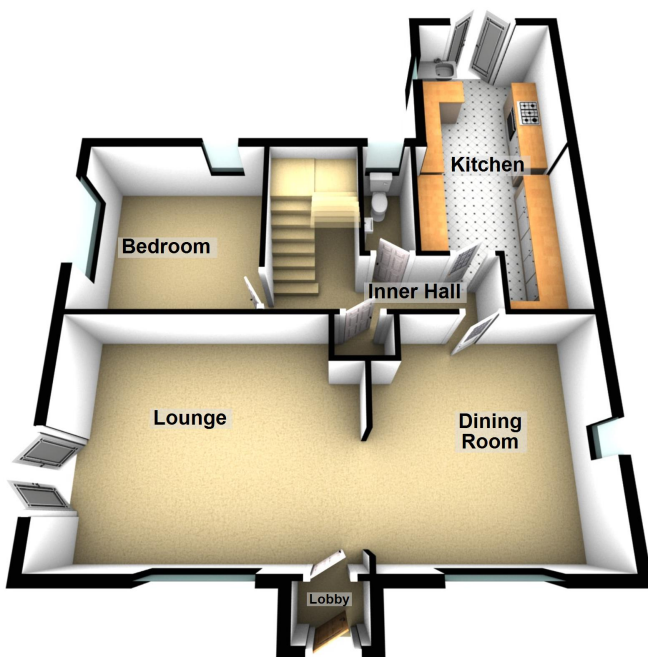
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Ground Floor



First Floor

