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7 DAYS

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OVER 1000 OFFICES



**CONIFERS
LOWGATE, TYDD ST MARY
PE13 5QP**

THE PROPERTY: SPACIOUS, MODERN FOUR/FIVE BEDROOMED DETACHED HOUSE SITUATED ON A PLOT WITH STUNNING VIEWS TO REAR OVER OPEN FIELDS * 24' LOUNGE * FITTED KITCHEN WITH BUILT IN OVEN & HOB * 15' GROUND FLOOR BEDROOM 5/RECREATION ROOM * MASTER BEDROOM WITH EN SUITE DRESSING ROOM * USEFUL UTILITY * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * MULTI VEHICLE OFF ROAD PARKING * GENEROUS ENCLOSED GARDEN TO REAR * HIGHLY POPULAR VILLAGE WITH ITS OWN SCHOOL & SHOP * VIEW QUICKLY * NO UPWARD CHAIN!

THE PRICE: £295,000 FREEHOLD EPC BAND D REF. 8968

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: 8968 CONIFERS, LOWGATE., TYDD ST MARY

COUNCIL TAX: BAND B SOUTH HOLLAND DISTRICT COUNCIL

HOW TO GET THERE: From the Wisbech town centre roundabout the A1101 Long Sutton/Sleaford exit over Freedom Bridge. Follow the main road for several miles to the village of Tydd Gote. Continue through the village on the main road and after leaving the village turn first left signed Tydd St Mary. Follow the road through the village and take the last turn left, before leaving the village, into Lowgate. The property is on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With laminate floor, stairway off, understairs cupboard;

LOUNGE/DINER: 24'9"(max) x 11'10"(max) with laminate floor, double glazed french doors to rear garden;

KITCHEN: 9'3"(max) x 9'3"(max) with inset stainless steel single drainer sink unit with mixer tap & cupboards under, range of wall cupboards, preparation surfaces with drawers & cupboards under &

UTILITY: 9'9"(max) x 8'9"(max) with laminate floor, work top with space/plumbing under for automatic washing machine & dishwasher, space for tumble drier, double wall cupboard;

GROUND FLOOR CLOAKROOM/W.C.:

With hand wash basin with mixer tap & tiled splash back & cupboard under, integrated low level w.c.;

GROUND FLOOR BEDROOM NO 5/RECREATION ROOM:

15'10"(max) x 8'5"(max) with laminate floor;

FIRST FLOOR:

LANDING:

BATHROOM/W.C.: With low level w.c., hand wash basin with mixer tap & cupboards under, shower/bath with Thermostatic shower overhead, extractor fan, heated towel rail, built in linen cupboard;

BEDROOM NO 1: 14'4"(max) x 9'(max) (with sloping ceiling), feature archway to:-

EN SUITE DRESSING ROOM: 8'7"(max) x 6'2"(max);

BEDROOM NO 2: 11'2"(max) x 9'5"(max) with range of built in wardrobe/cupboards;

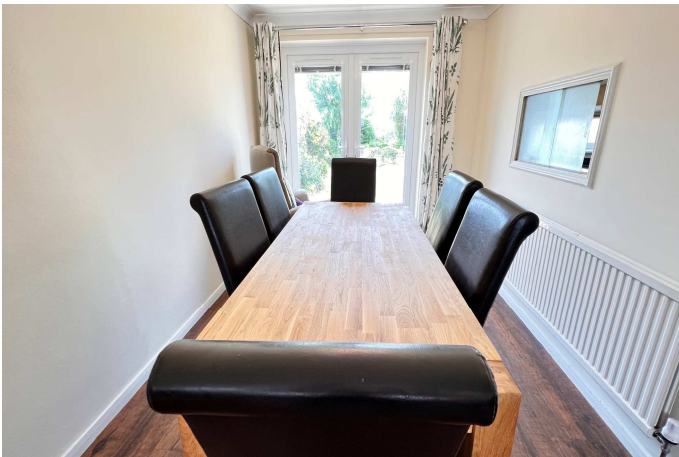
BEDROOM NO 3: 10'8"(max) x 9'5"(max) with built in store cupboard, built in double wardrobe/cupboard with glazed doors, access to loft;

BEDROOM NO 4: 9'9"(max) x 8'4"(max);

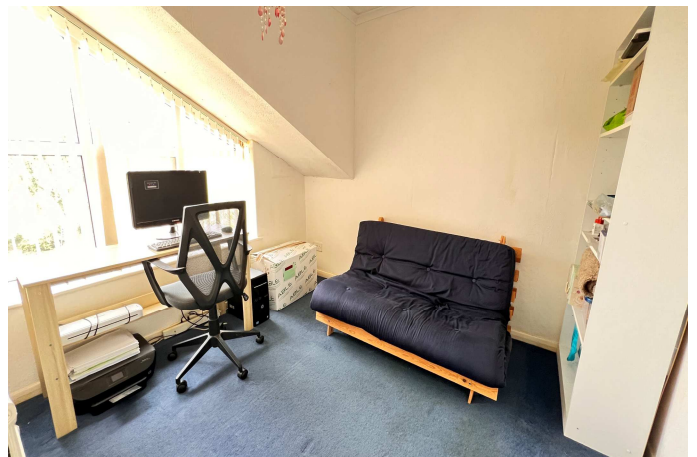
OUTSIDE: **OIL STORAGE TANK: STEEL CASE HOUSING OIL FIRED COMBI BOILER: STORE SHED: OUTSIDE LANTERN: SECURITY LIGHT: 2 COLD WATER TAPS: EXTERNAL POWER POINT;**

GARDENS: To front, down to an extensive shingle multi vehicle off road parking space. Timber gate to side opens into the rear garden which enjoys lovely views over open fields and is laid to lawn with mature trees, shrubs and a paved patio;

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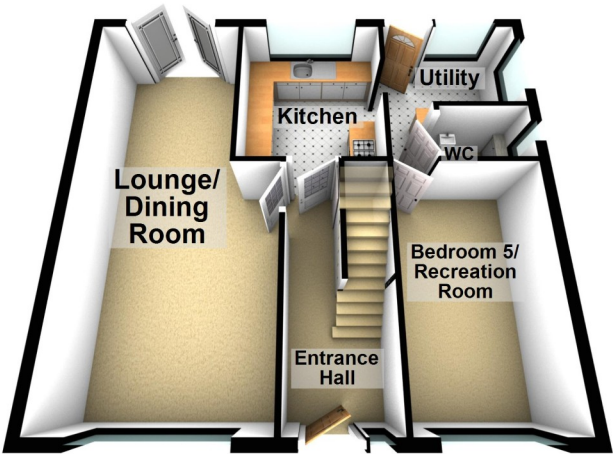
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Ground Floor



First Floor

