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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**22 CORNFIELDS
TYDD ST GILES
PE13 5LX**

THE PROPERTY:

A STUNNING BEAUTIFULLY PRESENTED VERY DECEPTIVE CONSIDERABLY EXTENDED THREE DOUBLE BEDROOMED DETACHED BUNGALOW ON A LOVELY PLOT BACKING ONTO OPEN FIELDS! * SUPERB 28FT OPEN PLAN LOUNGE/LUXURY KITCHEN * SUPERB CONSERVATORY * TWO BATH SHOWER ROOMS * (1 EN-SUITE) * GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING * GENEROUS ENCLOSED GARDENS TO REAR * LPG CENTRAL HEATING * DOUBLE GLAZING * REALLY MUST BE VIEWED TO BE APPRECIATED! DON'T DELAY!

THE PRICE:

£325,000

FREEHOLD

EPC BAND E

REF.8971

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:8971 22 CORNFIELDS, TYDD ST GILES

COUNCIL TAX: **BAND C FENLAND DISTRICT 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 2.8 miles then turn left signal Newton & Tydd St Giles. Follow the main route for about 2.6 miles & the property is on the right hand side.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE HALL: With wood floor, built in cloaks cupboard, central heating thermostat, access via folding ladder to loft.

OPEN PLAN LOUNGE/DINER/FITTED KITCHEN:

28' (max) x 12' (max) with wood floor, Classic Electric Range, built in fridge, built in freezer, ceramic 11/2 bowl sink unit with mixer tap & cupboards under, range of wall cupboards, electric hob hood, built in washing machine, larder cupboard, preparation surfaces with concealed lighting over, feature fire surround in lounge area, french doors to:-

BRICK & UPVC CONSERVATORY:

14' 1" (max) x 9' 7" (max) With wood floor, French doors to rear garden.

BATHROOM/W.C.: With pedestal wash basin, low level W.C., roll top claw foot bath with mixer tap and shower attachment and folding screen, part tiled walls, heated towel rail.

BEDROOM NO 1: 19' 3" (max) x 9' 8" (max) 'L' shaped.

EN SUITE SHOWER ROOM/W.C.:

With tiled & screened shower cubicle, pedestal wash basin, heated towel rail, tiled walls, extractor fan.

BEDROOM NO 2: 11' 7" (max) x 9' 9" (max) With built in double wardrobe/cupboard housing Vokera gas fired combi boiler

BEDROOM NO 3: 12' 1" (max) x 9' 8" (max) With bay window.

OUTSIDE:

GARAGE: 18' 2" (max) x 9' 3" (max) With work bench wall cupboards, power & lighting, personal door, up & over door, joist storage.

GARDENS: To front not directly overlooked and laid to lawn with numerous shrubs & trees, and a shingle driveway/multi-vehicle off road parking area. Paved pathway leads from front to rear, enclosed gardens to rear backing onto open fields and laid to lawn with numerous trees, shrubs and a shingle patio area and paved patio.



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