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7 DAYS

WISBECH 465222

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**TEGRYN
HOCKLAND ROAD
TYDD ST GILES, PE13 5LF**

THE PROPERTY:

WELL PRESENTED THREE BEDROOMED DETACHED HOUSE,
SITUATED ON A LARGE PLOT IN THIS HIGHLY POPULAR
VILLAGE WITH ITS OWN GOLF COURSE, LEISURE CENTRE,
PUB & SCHOOL * 28' LOUNGE * OIL FIRED CENTRAL HEATING
* DOUBLE GLAZING * SUPERB GARDENS TO REAR, NOT
OVERLOOKED * WORKSHOP! * LOVELY SUMMER HOUSE!
* GARAGE PLUS EXTENSIVE MULTI VEHICLE PARKING
* VIEWING ABSOLUTELY ESSENTIAL!

THE PRICE:

£250,000

FREEHOLD EPC BAND D

REF. 8337

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. 8337 TEGRYN, HOCKLAND ROAD, TYDD ST GILES

COUNCIL TAX: **BAND C 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 2.8 miles then turn left signed Newton & Tydd St Giles. Follow the main road for about 2.9 miles then turn left into Hockland Road. Follow the road and the property is on the left hand side shortly after passing Crown & Mitre pub.

THE ACCOMMODATION: (Dimensions given are approximate only)

ENTRANCE PORCH: With light;

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

LOUNGE/DINER: 28'(max) x 12'6"(max) with feature fire surround with tiled hearth & HUNTER multi fuel burner, feature square arch, t.v. point, fitted dresser unit with shelving, drawers & cupboards under;

KITCHEN: 12'1"(max) x 9'6"(max) with tiled floor, part tiled walls, range of wall cupboards, preparation surfaces with drawers & cupboards under, FLAVEL electric cooker, electric hob hood, inset ceramic single drainer 1 ½ bowl sink unit with mixer tap & cupboard under, space/plumbing for dishwasher, heated towel rail, folding breakfast bar;

GROUND FLOOR CLOAKROOM/W.C.:

With tiled floor, electric wall heater;

UTILITY: 9'(max) x 8'(max) with tiled floor, work top with cupboards under & space/vent for tumble drier, work top with cupboard under & space/plumbing for automatic washing machine, wall cupboard, double glazed French door to rear garden, built in cupboard housing Warmflow oil fired C.H boiler & programmer;

FIRST FLOOR:

LANDING: With access via folding ladder to part boarded loft with light points;

BATHROOM/W.C./SHOWER ROOM:

With pedestal wash basin with tiled splash back & mixer tap, low level w.c., panelled bath with tiled splash back, tiled & screened shower cubicle with thermostatic shower, 2 extractor fans, heated towel rail;

BEDROOM NO 1: 14'1"(max) x 12'7"(max) with fitted triple wardrobe/cupboard with mirror door;

BEDROOM NO 2: 13'7"(max) x 11'5"(max) with built in airing cupboard housing;

BEDROOM NO 3: 7'10"(max) x 7'3"(max);

OUTSIDE: **AWNINGS TO GROUND FLOOR REAR WINDOWS: OIL STORAGE TANK: EXTERNAL POWER POINTS: POLY TUNNEL: LOG STORE: TIMBER STORE SHED: WORKSHOP: 15'(max) x 7'5"(max); SUMMER HOUSE: 14'9"(max) x 7'5"(max) with power & lighting;**

GARAGE: 16'9"(max) x 9'1"(max) with up & over door (temporarily sealed off), personal door, power & lighting;

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GARDENS:

Good gardens to front, down to an external shingle multi vehicle off road parking space with shrubs, trees, borders. Pathways to each side leads through timber gates to the generous attractive enclosed rear gardens which are not overlooked & are laid to lawn with seasonal vegetable plot, beds, borders, shrubs, trees, shingle patio & pathways;

N.B. The property has the benefit of solar panels within the ownership of the property.



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