



**Minerva Farm Cottage Low Gate, Tydd St. Mary Wisbech PE13 5QP**



**welcome to**

**Minerva Farm Cottage Low Gate, Tydd St. Mary Wisbech**

SPACE FOR ENTERTAINING . This well presented Detached property is situated in the popular village of Tydd St Mary. With good sized accommodation ideal for family living and entertaining friends and family with a spacious Kitchen leading on to the rear garden with a built-in barbecue and bar.



### **Lounge**

12' 11" x 13' 5" ( 3.94m x 4.09m )

being open plan to dining room, with attractive fireplace with log burner, window to front and french doors to side leading to the garden.

### **Dining Room**

12' 9" x 13' 6" ( 3.89m x 4.11m )

having windows to front and side.

### **Kitchen**

17' 1" x 8' 10" ( 5.21m x 2.69m )

having range of units at wall and base level, worktops with stainless steel sink. Range style cooker with extractor over. Washing machine, tumble dryer and fridge/freezer. Integrated dishwasher, window to side and french doors to rear. The roof lantern gives an abundance of natural light.

### **Snug**

10' 7" x 10' 11" ( 3.23m x 3.33m )

having windows to side and rear.

### **Cloakroom**

having low level WC, wash hand basin set into vanity unit and window to rear.

### **Landing**

having airing cupboard and loft hatch.

### **Bedroom 1**

15' 6" x 14' 11" ( 4.72m x 4.55m )

having built-in wardrobe, original wood floor, windows to front and side.

### **Bedroom 2**

14' 11" x 13' 1" ( 4.55m x 3.99m )

having built-in wardrobe, hot water tank, original wood floor, windows to side and front.

### **Bedroom 3**

10' 1" x 11' ( 3.07m x 3.35m )

having windows to side and rear.

### **Bedroom 4**

5' 8" x 11' ( 1.73m x 3.35m )

having window to rear.

### **Bathroom**

having bath with mixer tap shower attachment, low level WV and pedestal wash hand basin. Fully tiled walls, shaver point and window to rear.

### **Double Garage**

17' 7" x 21' 4" ( 5.36m x 6.50m )

having electric roller door, power and light. Base units with counter tops. Two windows.

### **Outside**

the property sits back behind a five bar gate leading to a large driveway offering off road parking for multiple vehicles. The large garden is laid to lawn with a variety of trees, flowers and bushes set with in borders. The property benefits from both a greenhouse and summer house. the rear garden is laid to lawn with trees and flowers to borders. Covered decked barbecue area and bar area with seating ideal for entertaining family and friends.



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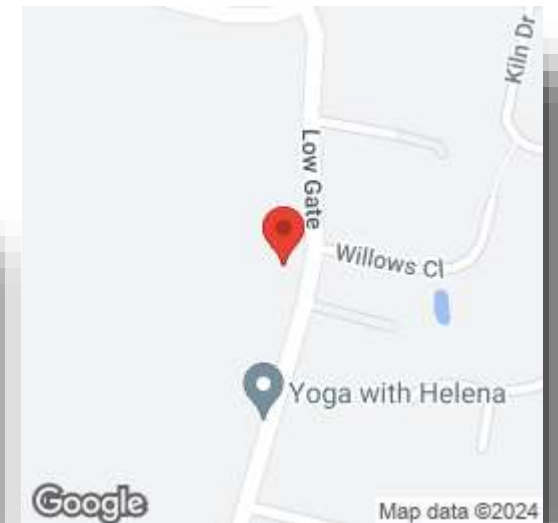
## Minerva Farm Cottage Low Gate, Tydd St. Mary Wisbech

- DETACHED HOUSE WITH FIELD VIEWS TO REAR
- SPACIOUS ACCOMMODATION INCLUDING LOUNGE WITH OPEN PLAN DINING ROOM, KITCHEN AND SNUG
- FOUR GOODSIZED BEDROOMS
- VILLAGE LOCATION IN POPULAR LOCATION
- DOUBLE GARGAE AND AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

offers over

**£425,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LST106447 - 0005

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