





welcome to

Hixs Lane, Tydd St. Mary WISBECH

VILLAGE LIFE. This Spacious Detached Bungalow has 4 Bedrooms and 2 Reception Rooms ideal for family and friends. With ample off road parking and an enclosed garden ideal for entertaining. Situated in the popular village of Tydd St Mary with good rail links to the Cambridge and Norfolk borders.













Entrance Hall

having airing cupboard and loft.

Lounge

10' 5" x 18' (3.17m x 5.49m) having attractive fireplace with electric fire, engineered oak flooring and window to front.

Dining Room

8' 7" x 12' 2" (2.62m x 3.71m) having engineered oak flooring and window to front.

Utility Room

 $6' \ 8'' \ x \ 11' \ 7'' \ (2.03m \ x \ 3.53m)$ having range of units at wall and base level, space for fridge and window to front.

Kitchen

13' 8" x 11' 6" (4.17m x 3.51m) having range of units at wall and base level, workshops with composite sink. Built-in oven, hob and extractor fan. Space for washing machine and dishwasher. Window to side.

Bedroom 1

12' 8" x 10' 5" (3.86m x 3.17m) having window to rear.

Bedroom 2

12' 8" x 8' 3" (3.86m x 2.51m) having window to side.

Bedroom 3

 $9' 8" \times 7' 2" (2.95m \times 2.18m)$ having built-in wardrobe and window to rear.

Bedroom 4

having window to rear.

Shower Room

having shower with rain fall head, low level WC and wash hand basin. Window to side.

Outside

the property sits back behind a lawn foregarden to

the side and off road parking for several cars. The enclosed rear garden is laid to artificial grass, decking area, pond, lawn, gravel area and shed.





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Hixs Lane, Tydd St. Mary WISBECH

- DETACHED BUNGALOW IN POPULAR VILLAGE LOCATION
- FOUR BEDROOMS AND TWO RECEPTION ROOMS
- FAMILY SHOWER ROOM
- CLOSE TO THE CAMBRIDGE AND NORFOLK BORDERS
- OFF ROAD PARKING FOR SEVERAL CARS

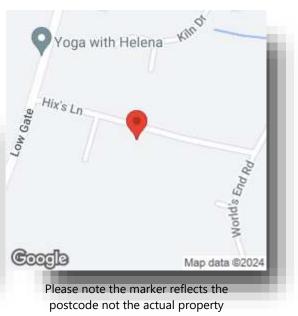
Tenure: Freehold EPC Rating: E

£280,000









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Property Ref: LST106486 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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