



**Hixs Lane, Tydd St. Mary WISBECH PE13 5QW**





**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" x 7' 2" ( 2.95m x 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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welcome to

## 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106486 - 0006

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william h brown



**01406 363224**



[longsutton@williamhbrown.co.uk](mailto:longsutton@williamhbrown.co.uk)



34 Market Place, Long Sutton, SPALDING,  
Lincolnshire, PE12 9JF



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**