



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



**Welcome to**

## **Hixs Lane, Tydd St. Mary Wisbech**

Set on a generous plot along the ever-popular Hixs Lane, this established three-bedroom semi-detached home offers a superb opportunity for buyers seeking space, privacy, and countryside outlooks. Inside, the property boasts a bright and well-proportioned 17' lounge, ideal for family living or entertaining, while a stylish refitted ground floor bathroom adds a modern touch. The layout provides excellent potential for further personalisation, with scope to extend (STP) thanks to the large plot. Outside, the home is equally impressive, featuring a wide frontage with multi-vehicle off-road parking and a wonderful rear garden backing onto open fields - perfect for those who appreciate outdoor space and scenic views. Offered with no onward chain, this is a rare chance to secure a home in a sought-after location with room to grow.





**Ground Floor**



**First Floor**

### Entrance Hall

### Lounge

17' x 9' 11" plus door recess ( 5.18m x 3.02m plus door recess )

### Kitchen

12' maximum x 9' 9" ( 3.66m maximum x 2.97m )

### Ground Floor Bathroom

9' 9" maximum x 5' ( 2.97m maximum x 1.52m )

### First Floor Landing

### Bedroom One

11' 1" x 10' 1" maximum ( 3.38m x 3.07m maximum )

### Bedroom Two

13' 11" x 9' 7" ( 4.24m x 2.92m )

### Bedroom Three

8' 9" x 8' 11" maximum ( 2.67m x 2.72m maximum )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

### Hixs Lane, Tydd St. Mary Wisbech

- Established semi-detached house
- Three bedrooms
- Generous plot
- Open field views
- No onward chain

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

# £200,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WSB127079 - 0002

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