

## ACACIA COTTAGE CHURCH WAY

TYDD ST. MARY, PE13 5SA

**£390,000**  
**FREEHOLD**

This exceptional and spacious detached bungalow is set on a generous plot with stunning open field views and offers versatile living throughout. Boasting four bedrooms (or three plus a dining room/home office), a large country-style kitchen, spacious lounge, bright conservatory, and a well-appointed family bathroom, the home is perfect for families or those seeking single-level living with room to grow. The master bedroom features an en-suite and double doors opening onto the garden. With ample storage, a double garage, large driveway, this property offers comfort, flexibility, and fantastic future potential—all in a peaceful and private setting. Early viewing is highly recommended.



# ACACIA COTTAGE CHURCH

- Spacious detached bungalow on a large plot
- Stunning open field views to the front
- Four versatile bedrooms or optional home office/dining room
- Generous lounge with feature fireplace and garden access
- Bright conservatory ideal for relaxing or entertaining
- Master bedroom with en-suite and French doors to garden
- Large country-style kitchen with ample workspace
- Double garage and driveway with off-road parking
- Peaceful location with private rear garden
- Call Today



## Rooms

### Hallway

An impressive and spacious entrance hallway that provides access to all main rooms within the home. This welcoming space also benefits from a large built-in storage cupboard—ideal for coats, shoes, and general household storage.  
Dimensions: 8.25m x 5.56m (27'1" x 18'3")

### Master Bedroom (Bedroom 1)

A generously proportioned master bedroom offering ample space for wardrobes and furniture. This room features double doors opening into the rear conservatory, allowing natural light to flood the room and offering peaceful garden views. Includes a private en-suite shower room.

Dimensions: 4.04m x 4.01m (13'3" x 13'2")

### En-Suite Shower Room

Stylishly tiled en-suite with a walk-in shower, WC, and hand basin—perfectly complementing the master bedroom.  
Dimensions: 1.70m x 1.93m (5'7" x 6'4")

### Bedroom 2

A good-sized double bedroom with plenty of room for furniture. Ideal for guests or family members.

Dimensions: 3.35m x 3.43m (11'0" x 11'3")

### Bedroom 3

Another double bedroom, perfect as a children's room, guest bedroom or hobby space.

Dimensions: 3.35m x 2.62m (11'0" x 8'7")

### Lounge

A spacious and elegant lounge featuring a characterful fireplace, ideal for relaxing evenings. This room enjoys open countryside views and has double doors that open onto the rear garden and provide access to the conservatory, seamlessly blending indoor and outdoor living.

Dimensions: 3.99m x 6.53m (13'1" x 21'5")

### Family Bathroom

A well-appointed family bathroom equipped with a bathtub, separate shower cubicle, WC, and wash basin. Finished with neutral tiling for a clean, timeless look.

Dimensions: 3.05m x 2.57m (10'0" x 8'5")

### Kitchen

A large, country-style kitchen with an abundance of worktop and cupboard space—perfect for keen cooks and family meals. Plenty of room for a dining table or breakfast area.

Dimensions: 3.33m x 4.80m (10'11" x 15'9")

### Utility Room

A practical and convenient utility space with plumbing and electrical points for both a washing machine and dryer. Ideal for keeping laundry out of the main living areas.

Dimensions: 1.68m x 2.59m (5'6" x 8'6")

### Conservatory

A bright and versatile conservatory with views over the rear garden, accessible from both the lounge and the master

bedroom. A fantastic space for relaxing or entertaining all year round.

Dimensions: 4.65m x 3.68m (15'3" x 12'1")

### Dining Room / Bedroom 4

This adaptable room offers flexibility to suit your lifestyle. Ideal as a formal dining room, fourth bedroom, or even a home office.

Dimensions: 2.92m x 2.46m (9'7" x 8'1")

### Double Garage

Spacious double garage with power and lighting, providing secure parking and additional storage options.

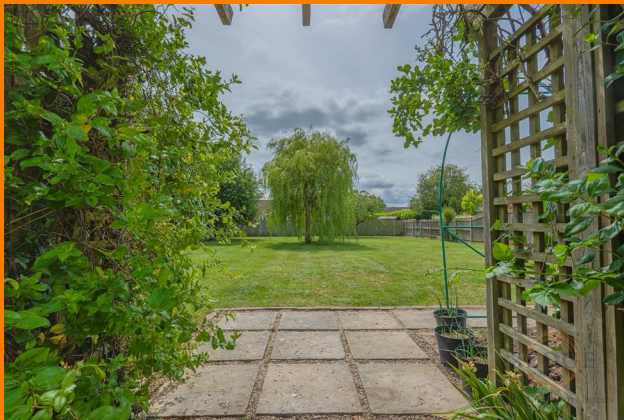
Dimensions: 5.49m x 5.77m (18'0" x 18'11")

### External

Set on an exceptional and extensive plot, this property boasts a beautifully maintained rear garden with uninterrupted open field views, offering a truly peaceful setting. Ample off-road parking is available to the front of the property.



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SE  
Your Local Propert



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## ADDITIONAL INFORMATION

**Local Authority** – South Holland

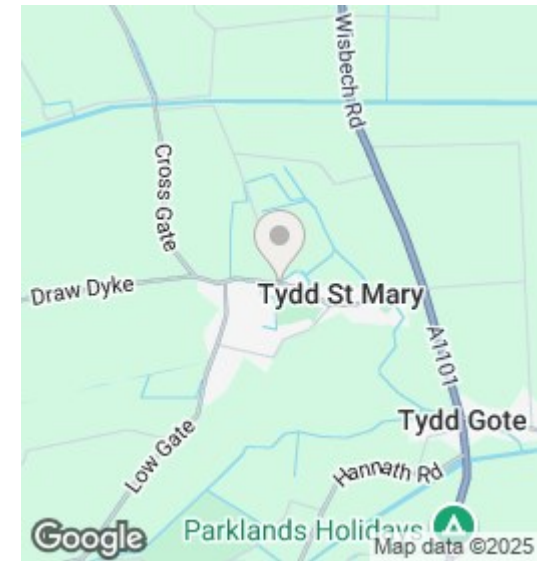
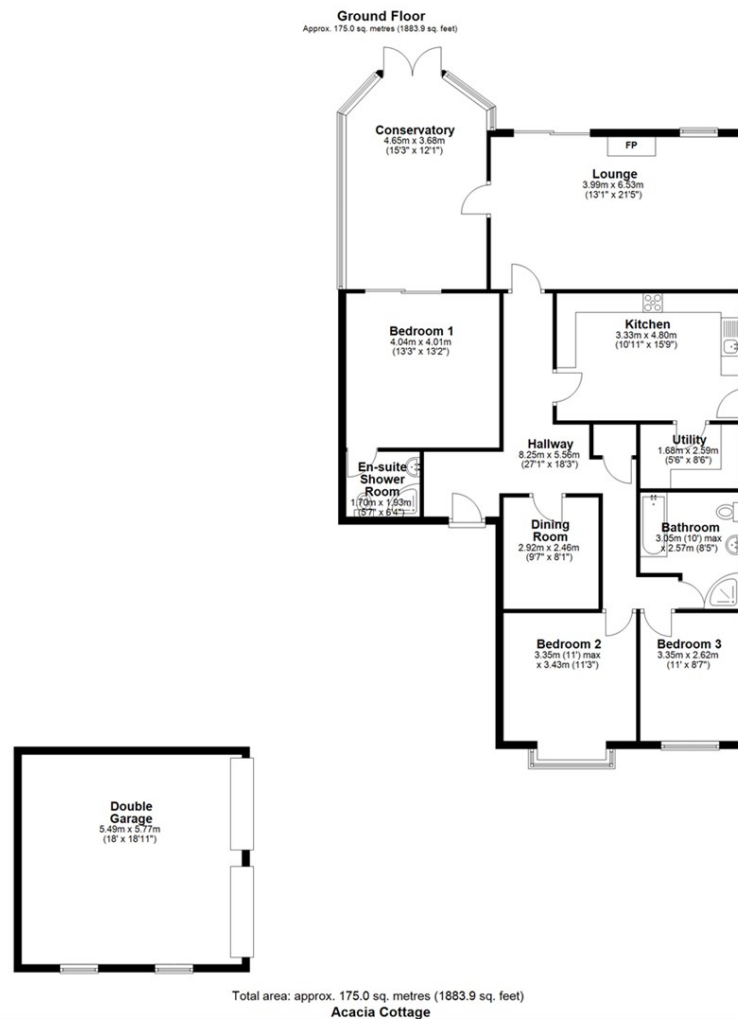
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1883.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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