

**ROBERT
HALE
HOMES FOR
SALE**

Falcon House, Falcon Road,
Wisbech, Cambs. PE13 1AU
WISBECH

01945 465222

E-mail:
wisbech@robert-hale-homes.co.uk

Website:
www.robert-hale-homes.co.uk

7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**EASTFIELD COTTAGE
RECTORY ROAD
TYDD ST MARY
PE13**

THE PROPERTY: AN ABSOLUTELY CHARMING, WELL PRESENTED TWO DOUBLE BEDROOMED DETACHED COTTAGE DATES BACK TO THE 1800S IN THE CENTRE OF THIS HIGHLY SOUGHT AFTER LINCOLNSHIRE VILLAGE WITH ITS OWN SHOP, SCHOOL AND PUB * 20FT LOUNGE * FITTED KITCHEN WITH BUILT IN OVEN & HOB * 16FT GARDEN ROOM * ATTRACTIVE ENCLOSED GARDENS TO REAR * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * A BEAUTIFUL COTTAGE IN A BEAUTIFUL VILLAGE AT A BEAUTIFUL PRICE!

THE PRICE: **£155,000** **FREEHOLD** **EPC BAND F** **REF.9077**

SELLING? FREE, FREE, VALUATIONS!

For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



REF:9077 EASTFIELD COTTAGE, RECTORY ROAD, TYDD ST MARY.

COUNCIL TAX: BAND B SOUTH HOLLAND DISTRICT COUNCIL

THE ACCOMMOATION: (Dimensions given are approximate only)

ENTRANCE LOBBY: With tiled floor.

LOUNGE/DINER: 20' 10" (max) x 20' 3" (max) 'L' shaped with tiled floor, feature exposed brick fire surround, stairway off.

FITTED KITCHEN: 13' 9" (max) x 8' (max) With part tiled/part laminate floor, tiled preparation surfaces with cupboards under, inset ceramic sink unit with mixer tap, built in electric hob, built in electric oven, understairs cupboard.

GARDEN ROOM/RECEPTION ROOM:
16' 6" (max) x 8' 5" (max) 'L' shaped with laminate floor.

UTILITY: 7' 9" (max) x 6' 2" (max) 'L' shaped with space plumbing for washing machine, tiled floor, airing cupboard housing hot water cylinder with immersion heater, and oil-fired central heating boiler.

FIRST FLOOR:

LANDING/WORKSTATION:
14' 2" (max) x 8' (max).

BATHROOM/W.C.: With laminate floor, pedestal wash basin, low level WC, panelled bath with mixer tap & shower attachment, part tiled walls, heated towel rail.

BEDROOM NO 1: 12' 8" (max) x 11' 6" (max)'L' shaped

BEDROOM NO 2: 11' 4" (max) x 7' 6" (max).

OUTSIDE: TIMBER STORE SHED/WORKSHOP : OUTSIDE LANTERNS

GARDENS: Shingle pathway to side leads to the attractive enclosed rear garden which is laid to lawn with shrubs and a beautiful Maple Tree.



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