



**REF: WESTLANDS, CROSS DROVE, TYDD ST GILES**

**COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech town centre roundabout take the exit signed Long Sutton/Sleaford over Freedom Bridge. Follow the road for a few miles & turn left signed Newton & Tydd St Giles. Follow the main route through Newton and onto Tydd St Giles. After passing the school on the right hand side turn first left into Newgate Road. Follow the road to a sharp right hand bend and continue straight on, into Broad Drove East. Follow the road for a few miles & turn left at a crossroads into Cross Drove. It is the first bungalow on the left hand side.

**THE ACCOMMODATION:** (Dimensions given are approximate only)

**ENTRANCE HALL:** With built in store cupboard;

**LOUNGE/DINER:** 12'1"(max) x 12'(max) with reconstituted stone fire surround;

**KITCHEN:** 16'5"(max) x 10'8"(max) with electric cooker point, range of wall cupboards, floor cupboards, display cupboard, dresser unit, inset stainless steel single drainer sink unit with drawers & cupboards under, preparation surfaces with drawers & cupboards under;

**CLOAKROOM/W.C.:** With low level w.c., hand wash basin;

**SIDE LOBBY/CONSERVATORY:**  
With electric wall heater;

**BATHROOM/W.C.:** With low level w.c., pedestal wash basin, panelled bath;

**SHOWER ROOM:** With pedestal wash basin, tiled & screened shower cubicle;

**BEDROOM NO 1:** 12'(max) x 12'(max) with built in double wardrobe/cupboard;

**BEDROOM NO 2:** 12'(max) x 10'5"(max) with fitted double wardrobe/cupboard;

**OUTSIDE:** **METAL CASING housing oil fired combi boiler: RANGE OF GREENHOUSES: TIMBER STORE: BRICK OUTHOUSE 18'2"(max) x 8'(max); OIL STORAGE TANK:**

**GARDENS:** To front, side & rear, mostly laid to lawn and enjoying beautiful views over the Fens. Land to rear, mostly down to crops but will be harvested before completion and will be sold with vacant possession;



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