

ENTRANCE HALL 18' 04" x 10' 11" (5.59m x 3.33m) Door to front, integral door into garage, stairs rising to first floor

KITCHEN 22' 10" x 11' 10" (6.96m x 3.61m) Hand made kitchen consisting of a range of wall and base units with centre island, fitted larder unit, integrated fridge freezer, double sink, plumbing for dishwasher, radiator, two windows to rear, door into conservatory, space for range style cooker, tiled floor



UTILITY ROOM 8' 05" x 7' 07" (2.57m x 2.31m) Range of base units, butler sink, window to rear, plumbing for washing machine, door into W.C

WC Spotlights in the ceiling, W.C

LOUNGE 24' 09" x 13' 09" (7.54m x 4.19m) Feature fireplace, two windows to side, window to front, window to rear, radiator, double doors into dining room, door to front



DINING ROOM 19' 06" x 14' 04" (5.94m x 4.37m) Window to front, radiator

CONSERVATORY 31' 01" x 10' 01" (9.47m x 3.07m) Door to side, sliding door to rear, windows to rear

LANDING Window to front, radiator, two windows to side, loft access, built in cupboard

BEDROOM ONE 14' 05" x 13' 00" (4.39m x 3.96m) Window to front, radiator

BEDROOM TWO 13' 04" x 11' 11" (4.06m x 3.63m) Radiator, window to rear, fitted bedroom furniture

BEDROOM THREE 14' 05" x 9' 03" (4.39m x 2.82m) Window to front, radiator



BATHROOM 17' 01" x 8' 08" (5.21m x 2.64m) Two windows to rear, radiator, tiled floor, W.C, hand wash basin, roll top bath, double shower cubicle with mains shower, extractor fan



FRONT OF PROPERTY Driveway leading to garage

GARAGE 35' 07" x 15' 09" (10.85m x 4.8m) Electric roller door to front, integral door into entrance hall, double doors into rear garden, electric and lighting connected, window to side, range of wall units, built in work bench, electric and lighting connected

REAR GARDEN Landscaped with a blanket of lawn, borders, beds, mature trees & shrubs, raised veg beds, pond, power point, outside tap, oil tank, side access to property

GARDEN OFFICE/GYM 19' 07" x 7' 07" (5.97m x 2.31m) Window to front, window to side, sliding door to side, electric and lighting connected

WALK IN STORAGE CUPBOARD 9' 10" x 7' 07" (3m x 2.31m) Door into rear garden, door into garden office/gym

BRICK BUILT SHED 28' 08" x 4' 01" (8.74m x 1.24m) Door to rear

SERVICES & INFO This home is connected to oil fired central heating with drainage via a septic tank and UPVC double glazing. It is council tax band D

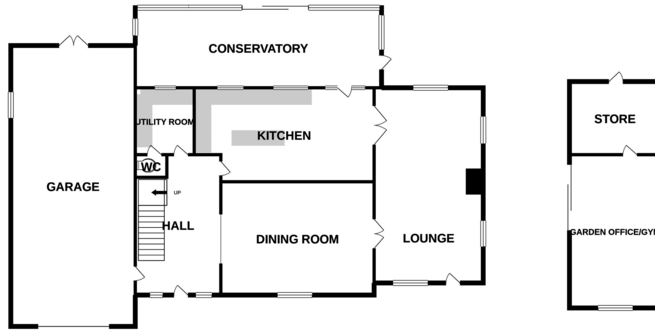
LOCATION Tydd Gote is a village in the South Holland district of Lincolnshire, it is situated within 5.6 miles of the Cambridgeshire town of Wisbech, 3.4 miles from the large Lincolnshire village of Sutton Bridge, 3.8 miles from the popular market town of Long Sutton and 13.7 miles of the Norfolk town of Kings Lynn.

VILLAGE INFORMATION Amenities include a primary school, post office, Indian restaurant, convenience store and pub, nearby Sutton Bridge has a larger selection of amenities, schools and supermarkets.

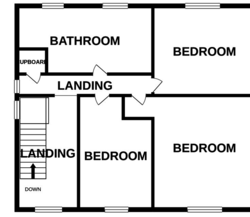
FACILITIES There is a bus service through the village. The nearest train station is in Kings Lynn within 14.2miles.



GROUND FLOOR
2339 sq.ft. (217.3 sq.m.) approx.



1ST FLOOR
781 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 3119 sq.ft. (289.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ambrajay, Hannath Road, Tydd Gote,
Wisbech, PE13 5NA

£425,000 Freehold

If grand room proportions and a fabulous 1/2 acre landscaped garden are on your wish list - halt right here! The 22ft kitchen and 31ft conservatory overlook the gardens beautifully. Providing an impressive amount of space for a family, this home sits in the heart of Tydd Gote village.



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