

Offers in the region of £225,000 Freehold



5 Church Lane, Tydd St. Mary, Wisbech, Cambridgeshire, PE13 5QJ

An exciting opportunity to acquire a 3-bedroom semi-detached home, on a plot measuring approximately 0.5 acres (subject to survey). Offering a fantastic blank canvas, this property is perfect for buyers looking to create their dream home in a semi-rural yet well-connected location, private but not isolated, with open field views.

Inside, the ground floor offers separate living and dining rooms, a good-sized kitchen, a useful boot room, and a convenient downstairs WC, ideal for busy family life or those who enjoy countryside living. Upstairs, the property comprises two double bedrooms, a third single bedroom, and a family shower room.

To the front, a spacious driveway provides off-road parking for multiple vehicles and extends down the side of the house to the rear. Immediately behind the property, you'll find a good-sized garden laid to lawn and bordered by mature shrubs and bushes, along with two useful storage sheds. Beyond the main garden lies a generous rear parcel of land, ideal for use as a smallholding or further landscaping—offering endless possibilities.

The property is offered with vacant possession and no forward chain.

Whether you're looking for a peaceful countryside lifestyle, space to grow, or a project to make entirely your own, this property represents a rare and exciting chance to do just that.

Tydd St Mary is a village and civil parish in the South Holland district of Lincolnshire, about 4 miles south of the market town of Long Sutton and about 5 miles north of Wisbech, Cambridgeshire. For a small village it has a good selection of amenities including a Village Stores, Primary School, The Five Bells Pub and a Church.

Front Hallway

10'5" x 3'3" (3.19 x 1.00)

Coved and textured ceiling. Part uPVC part double-glazed door to front. Radiator.

Kitchen

15'8" x 12'1" (4.78 x 3.69)

Textured ceiling. uPVC double-glazed window to rear. Wooden single-glazed sash window to boot room. Matching wall and base units. Space for cooker with extractor over. Under-counter space for washing machine. Stainless steel 1 1/2 bowl sink with drainer and mixer tap over. Power points. TV aerial. Radiator.

Living Room

13'8" x 12'1" (4.18 x 3.69)

Coved and textured ceiling. uPVC double-glazed twin windows to rear. Feature fireplace with marble surround and hearth. Storage heater. TV aerial socket. Power points.

Dining Room

10'0" x 10'0" (3.05 x 3.05)

Coved and textured ceiling. uPVC double-glazed window to front. BT Openreach. Power points. Radiator.

Cloakroom

6'7" x 6'2" (max) (2.01 x 1.90 (max))

Step down to cloakroom. Wooden single-glazed window to side. Part tiled walls. Mid-level WC. Storage space under stairs.

Boot Room

12'9" x 4'11" (3.89 x 1.50)

Part uPVC part double-glazed doors to front and rear. Wooden double-glazed triple aspect windows to side. Power points.

Landing

14'4" x 3'3" (4.37 x 1.01)

Coved and textured ceiling. Loft access. Cupboard housing wall-hung 'Ideal' boiler fitted in 2023. uPVC double-glazed window to front.

Bedroom 1

13'7" x 10'11" (max) (4.16 x 3.34 (max))

Textured ceiling. uPVC double-glazed twin aspect windows to rear. Built-in wardrobe and additional storage cupboard. Power points. Radiator.

Bedroom 2

10'0" x 9'11" (max) (3.06 x 3.03 (max))

Coved and textured ceiling. uPVC double-glazed window to front. Cupboard storage. Radiator. Power points.

Bedroom 3

10'10" x 6'8" (3.31 x 2.05)

Coved and textured ceiling. uPVC double-glazed window to side. Power points. Radiator.

Shower Room

6'7" x 4'5" (2.02 x 1.37)

uPVC double-glazed privacy window to side. Shower cubicle with mains-fed shower. Low-level WC. Corner hand basin. Part tiled walls. Radiator.

Outside

To the front of the property, a spacious driveway provides off-road parking for multiple vehicles and extends along the side of the house to the rear. Immediately behind the property, there is a good-sized garden laid to lawn and bordered with mature shrubs and bushes, creating a pleasant and private outdoor space. Two useful storage sheds offer additional practicality.

Beyond the garden, a large rear parcel of land presents an excellent opportunity for use as a smallholding or for other outdoor pursuits. The property enjoys open views over surrounding fields, enhancing the sense of space, privacy, and rural charm.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Council Tax

Council Tax Band A. For more information on Council Tax, please contact South Holland District Council on 01775 761161.

Energy Performance Certificate

EPC Rating D. If you would like to view the full EPC, please enquire at our Long Sutton office.

Services

Mains electric, water and mains drainage are all understood to be installed at this property.

Central heating type - LPG central heating.

Mobile Phone Signal

EE - Good outdoor

02 - Variable outdoor

Three - Good outdoor

Vodafone - Variable outdoor

Visit the Ofcom website for further information.

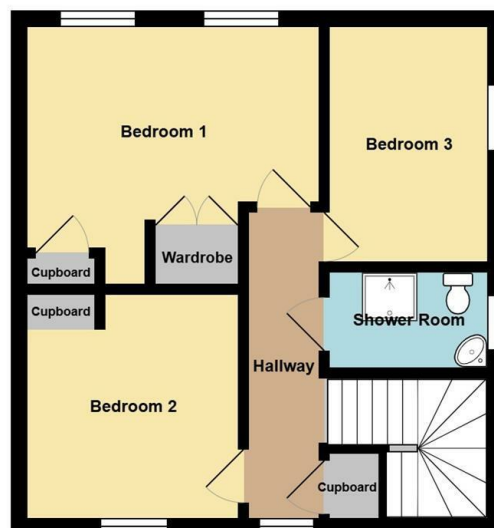
Broadband Coverage

Standard, Superfast and Ultrafast broadband is available.

Visit the Ofcom website for further information.

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a low risk of flooding from rivers and the sea.





17 Blacktriars Street
King's Lynn
Norfolk
PE30 1NN

7b Hunstanton Road
Dersingham
Norfolk
PE31 6HH

50 Marshland Street
Terrington St Clement
Norfolk
PE34 4NE

13 High Street
Long Sutton
Lincolnshire
PE12 9DB

Email: property@geoffreycollings.co.uk

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As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

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Conveyancing

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

Energy Performance Certificates

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.