

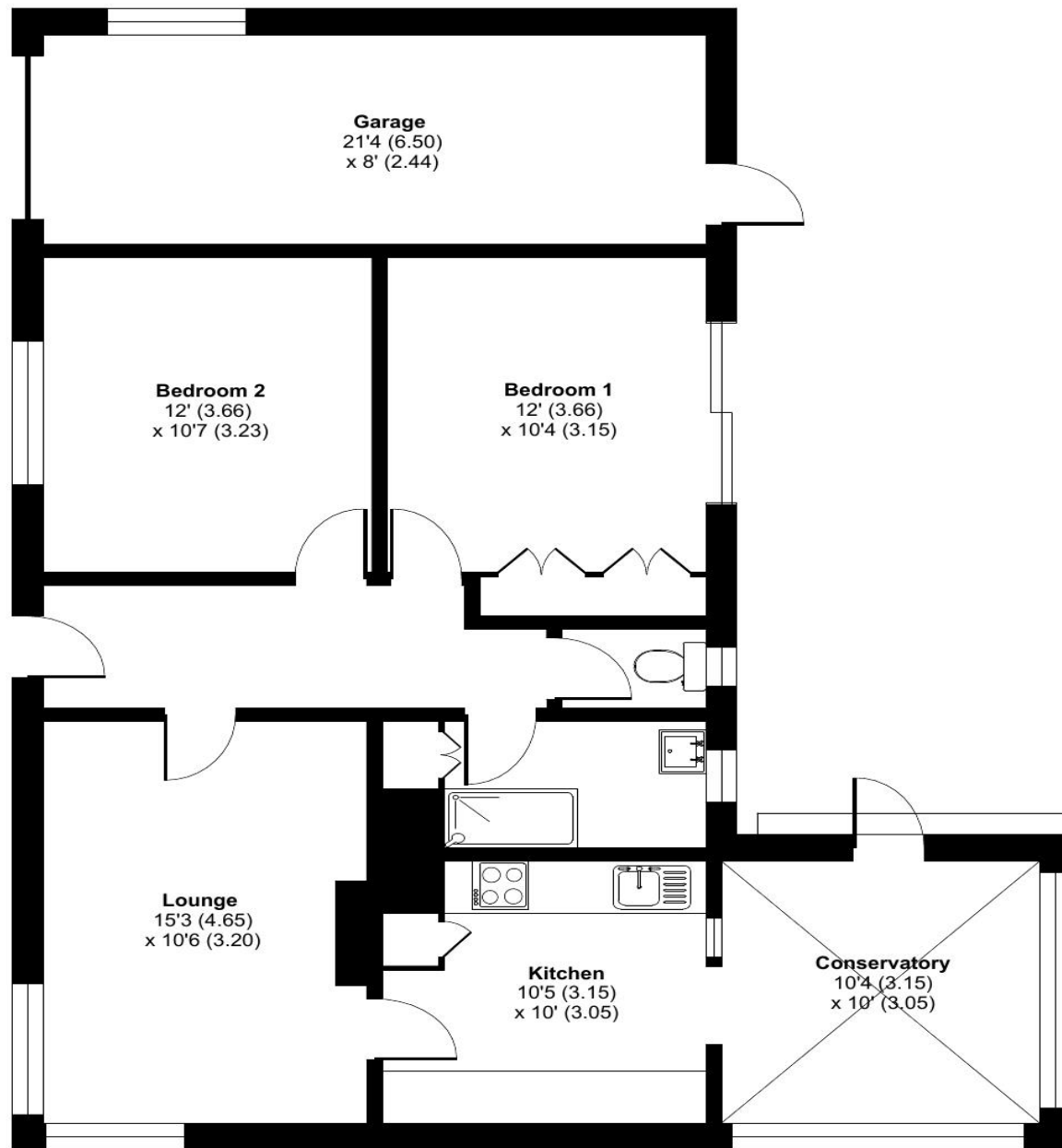
## The Street, Sporle, King's Lynn, PE32

Approximate Area = 817 sq ft / 75.8 sq m

Garage = 172 sq ft / 16 sq m

Total = 989 sq ft / 91.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1149688



### The Street, Sporle, Kings Lynn, PE32 2EA

Detached two bedroom bungalow, situated in the popular village of Sporle on a well-proportioned plot. Boasting a generous, well maintained rear garden, driveway parking, garage with electrically operated door, lounge, conservatory and more!!  
**NO ONWARD CHAIN! For sale by Auction Thursday 8th May**

**Guide Price £130,000 to £150,000 Freehold**

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#### NO ONWARD CHAIN!

Situated in the popular village of Sporle, Longsons are delighted to bring to the market this detached two bedroom bungalow. The property offers two double bedrooms, conservatory, shower room, separate WC, UPVC double glazing and oil fired central heating.

The property is of non standard construction, cash buyers only!

Briefly the property offers, entrance porch, entrance hall, lounge, kitchen, conservatory, two double bedrooms, shower room, separate WC, parking, gardens, garage, UPVC double glazing and oil fired central heating.

Sporle is a charming village located close to the historic market town of Swaffham and less than 30 miles away from the city of Norwich. The village is well-equipped with amenities, including its own public house, The King Charles III Pub, a primary school, a Parish Church, and a convenience store that also functions as a Post Office. Easy

access to nearby towns, the closest of which is Swaffham, provides additional shopping and entertainment opportunities. Swaffham approx. 4 miles, Dereham approx. 11.5 miles, Norwich approx. 33 miles.

#### Entrance Porch

UPVC part glazed external entrance door to front aspect.

#### Entrance Hall

Loft access, radiator.

#### Lounge

**15'3" (4.65m) x 10'6" (3.2m)**

Feature fireplace with red-brick surround, dual aspect UPVC double glazed windows to front and side aspects, radiator.

#### Kitchen

**10'5" (3.18m) x 10'0" (3.05m)**

Range of fitted units to walls and floor complemented by a work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashback, space for oven, plumbing for washing machine, space for under-counter fridge/freezer, radiator, UPVC double

glazed internal window to rear aspect, UPVC double glazed window to side aspect.

#### Conservatory

**10'4" (3.15m) x 10'0" (3.05m)**

UPVC double glazed conservatory, UPVC part glazed external entrance door opening to the rear garden, radiator.

#### Bedroom One

**12'0" (3.66m) To Wardrobe x 10'4" (3.15m)**

UPVC double glazed sliding patio doors opening to the rear garden, radiator.

#### Bedroom Two

**12'0" (3.66m) x 10'7" (3.23m)**

UPVC double glazed window to the front aspect, radiator.

#### Shower Room

Walk-in shower enclosure, UPVC double glazed obscure glass window to the rear aspect, hand wash basin WC, radiator.

#### Separate WC

WC, part tiled walls, UPVC double glazed obscure glass window to the rear aspect.

#### Outside Front

Driveway providing off-road parking and access to the single garage, garden area laid mainly to shingle with plants and shrubs to beds and borders, access to the main entrance door, side access gate leading into the rear garden, exterior lighting, hedge to perimeter.

#### Rear Garden

The delightful rear garden laid mainly to lawn with beautiful raised planters, ornamental trees, plants and shrubs to beds and borders, paved patio seating area, oil tank, timber garden storage shed and exterior lighting.

#### Garage

**21'4" (6.5m) x 8'0" (2.44m)**

Electrically operated garage door, oil fired central heating boiler (serving domestic hot water and heating systems), UPVC double glazed window

to the side aspect, personal door opening to the rear garden.

#### Agent's Notes

EPC rating F26 (Full copy available on request)

Council tax band B (Own enquiries should be made via Breckland District Council)

#### Agent's Notes 2

The property is of non standard construction. CASH BUYERS ONLY PLEASE

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached Bungalow
- Two Double Bedrooms
- Generous Plot
- Conservatory
- Parking, Garage and Gardens
- UPVC Double Glazing
- Oil Fired Central Heating
- No Onward Chain

