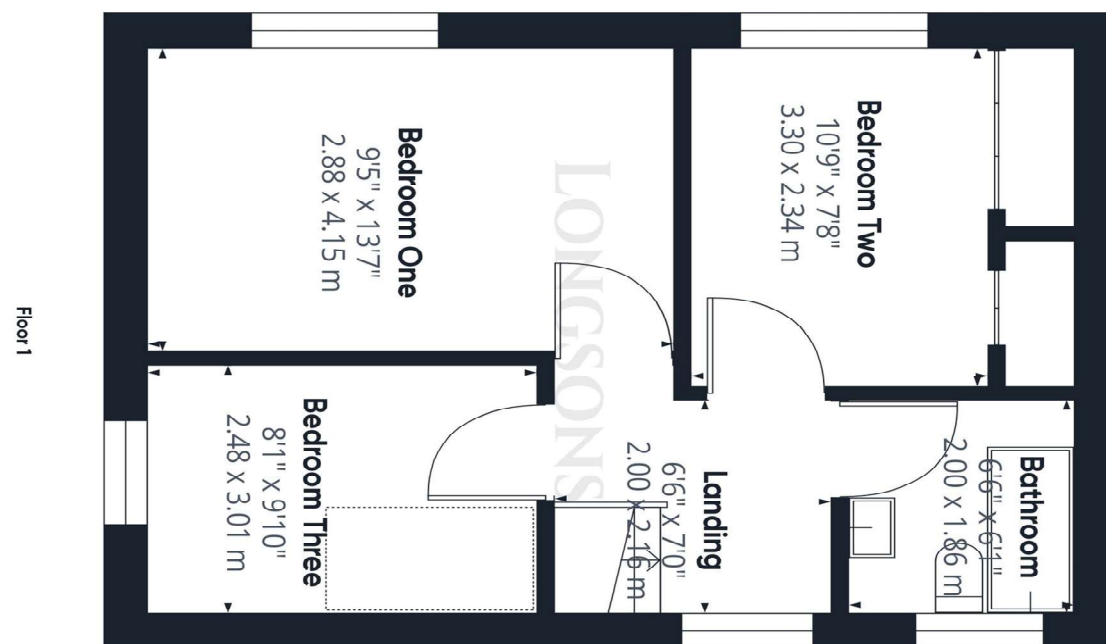
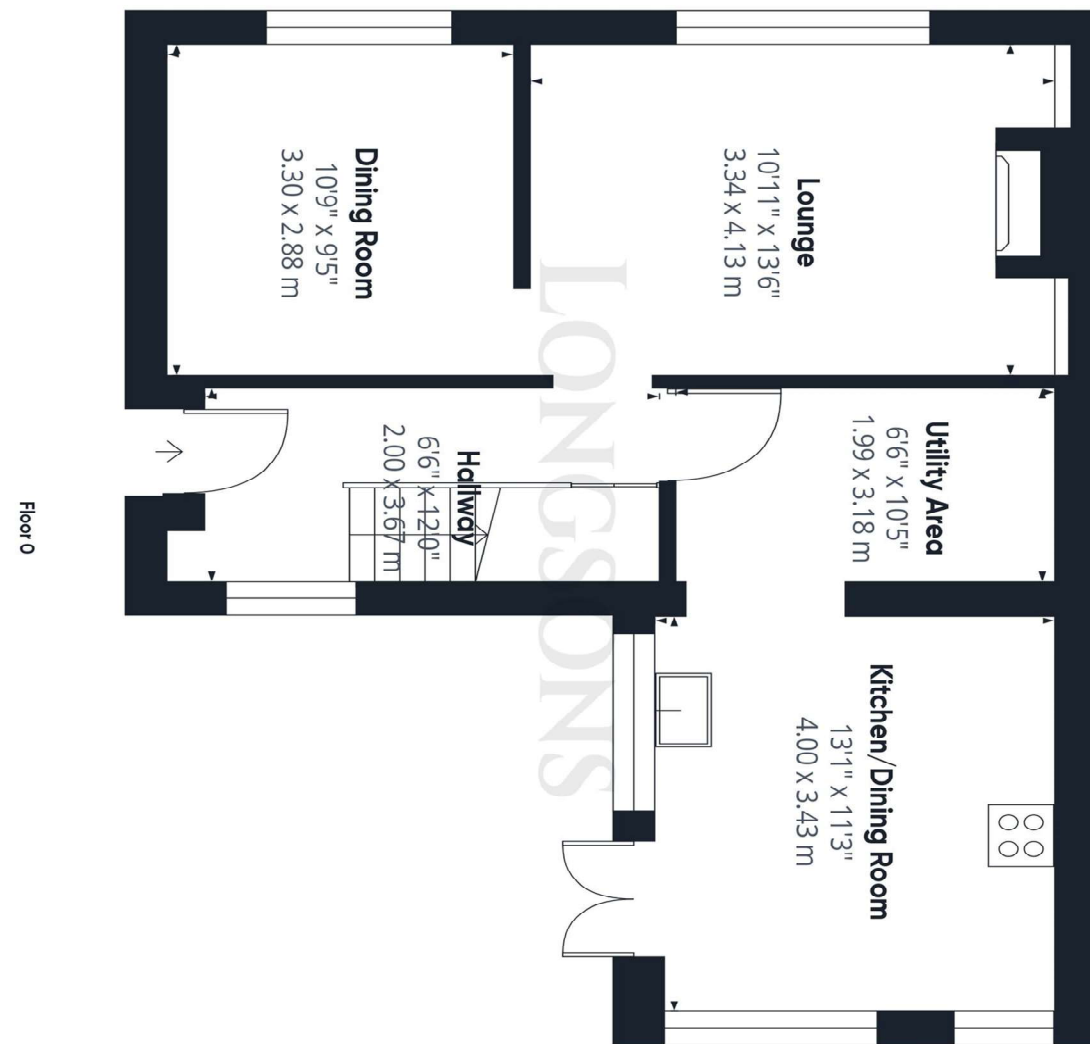




St Andrews Lane, Necton, Swaffham, PE37 8HY

Spacious three bedroom semi detached house situated with open farmland views to the rear in the popular well serviced village of Necton. The property offers; 2 reception rooms, kitchen/breakfast room, gardens, ample parking gas central heating and UPVC double glazing.

Guide Price £240,000 - £250,000 Freehold





Bedroom Two 10'9" (3.28m) x 7'8" (2.34m) To Wardrobe

Built in wardrobe, built in cupboard housing gas central heating boiler, UPVC double glazed window to front aspect, radiator.

Bedroom Three 9'10" (3m) x 8'1" (2.46m)

UPVC double glazed window to side aspect, radiator.

Bathroom

Bathroom suites comprising bath with mixer tap, shower over and shower curtain, wash basin, WC, tiled splashback, towel radiator, obscure glass UPVC double glazed window to rear aspect.

Outside Front

Low maintenance front garden laid to coloured slate chippings, driveway laid to block paving providing parking for several vehicles, gated access to rear garden.

Rear Garden

Rear garden laid to lawn, paved patio seating area, raised planters, play area laid to soft wood chippings, a brick/wooden garden shed/workout shop, additional wooden shed, covered storage area, further seating area laid to shingle to the bottom of garden, garden backing onto open farmland, wooden fence to perimeter, outside tap, outside lights, gating access to front.

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.

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Utility
- Gardens
- Off-Street Parking
- Gas Central Heating
- UPVC Double Glazing

Guide Price £240,000-£250,000
Situated with open farmland views to the rear in the well serviced village of Necton, Longsons are delighted to bring to the market this spacious three bedroom semi detached house. The property offers kitchen/breakfast room, two reception rooms, gardens, ample parking, gas central heating, UPVC double glazing,
Viewing highly recommended.

Briefly the property offers; entrance hall, lounge, dining room, kitchen/breakfast room, utility area, three bedrooms, bathroom, gardens, parking, gas central heating, UPVC double glazing.

NECTON
Swaffham approx 5 miles, Dereham approx 8.2 miles, Kings Lynn approx 20 miles, Norwich approx 25 miles
Necton is a popular well-served Norfolk village with a good selection of amenities, including - village shop, post office, church, doctors surgery, butchers, hairdressers, local pub, social club, excellent primary school and activity park for the children.

The village is situated between Kings Lynn and Norwich, just a short drive away from the historic market town of Swaffham.

Entrance Hall

Entrance door to front aspect, stairs to first floor, under stairs storage cupboard, tiles to floor, radiator.

Lounge 13'6" (4.11m) x 10'11" (3.33m)

Feature fireplace with inset log burning stove, UPVC double glazed window to front aspect, radiator.

Dining Room 10'9" (3.28m) x 9'5" (2.87m)

UPVC double glazed window to front aspect, radiator.

Kitchen/Breakfast Room 13'1" (3.99m) x 11'3" (3.43m)

Modern fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated double electric oven, integrated ceramic hob with extract hood over, integrated microwave, space for large American style fridge/freezer, space and plumbing for washing machine and dishwasher, UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to side and rear aspects, opening through to utility area.

Utility Area 10'5" (3.18m) x 6'6" (1.98m)

Work surface, space for tumble dryer, radiator.

Stairs and Landing

Loft access, UPVC double glazed window to rear aspect..

Bedroom One 13'7" (4.14m) x 9'5" (2.87m)

UPVC double glazed window to front aspect, radiator.

