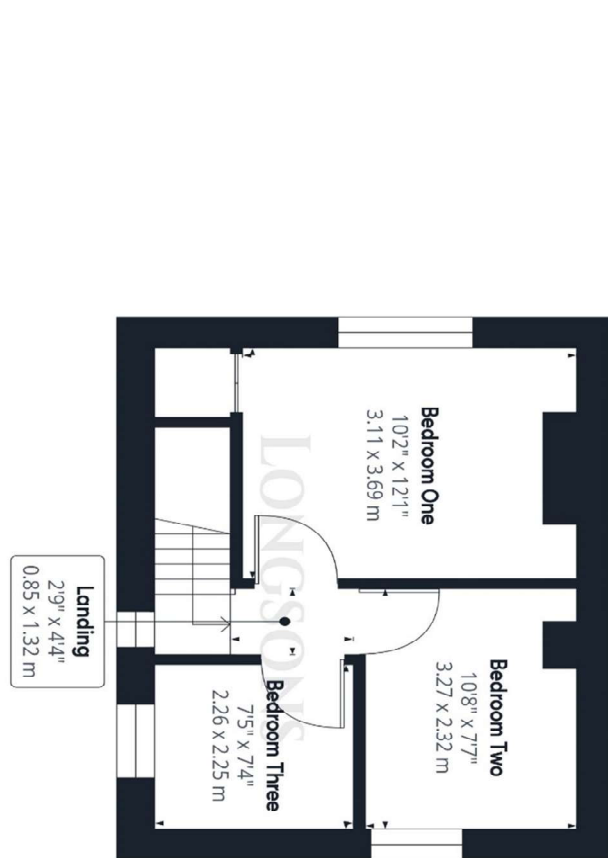
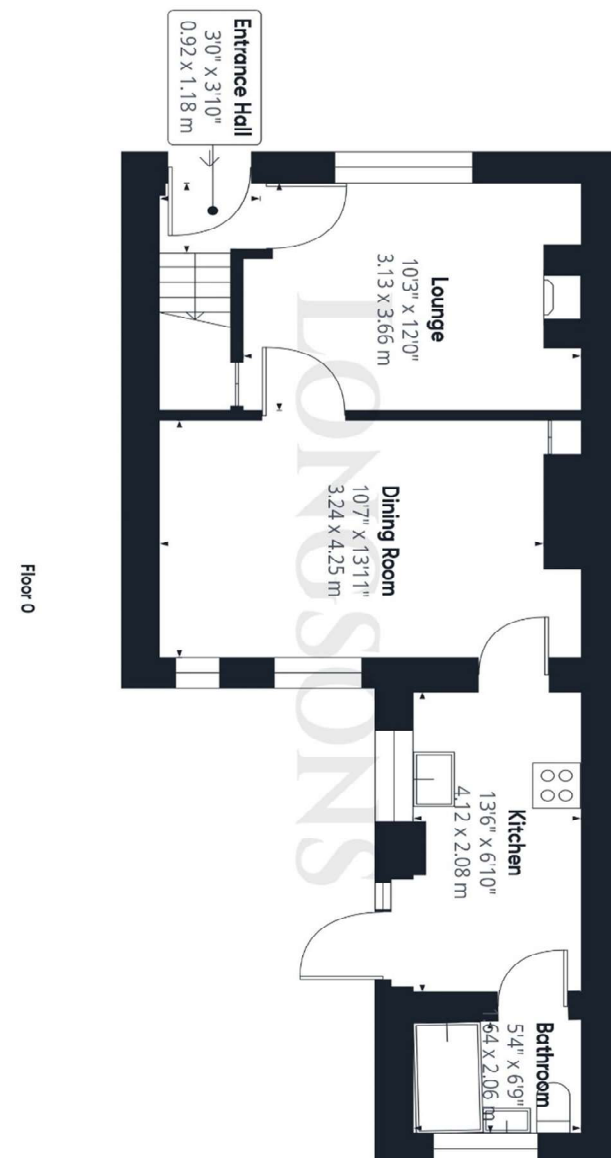




Spinners Lane, Swaffham, PE37 7LU

CHAIN FREE! Extremely well presented, newly renovated throughout, semi-detached three bedroom house ready to move in. The property boasts brand new kitchen with appliances, new bathroom and floor coverings with two reception rooms, parking, gas central heating, UPVC double glazing and much more.

Price £230,000 Freehold





Stairs and Landing

UPVC double glazed window to side aspect.

Bedroom One

10'2" (3.1m) x 12'1" (3.68m)

Feature cast iron fireplace with wooden surround and mantle, UPVC double glazed window to front aspect, built in storage cupboard, radiator.

Bedroom Two

10'8" (3.25m) x 7'7" (2.31m)

UPVC double glazed window to rear aspect, radiator.

Bedroom Three

7'5" (2.26m) x 7'4" (2.24m)

UPVC double glazed window to side aspect, radiator.

Outside Front

Front garden laid to lawn, driveway providing off-road parking, gated access to rear garden, flint wall to front perimeter.

Rear Garden

Generous rear garden mainly laid to lawn, paved seating area directly to rear of property, further fenced off area to rear of garden, outside tap, wooden fence and hedge to perimeter, gated access to front.

Agent's Notes

EPC rating D58 (Full copy available on request)

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

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
- Newly Renovated Throughout
- Off-Street Parking
- Gardens
- UPVC Double Glazing
- Gas Central Heating

Very conveniently situated within easy reach of Swaffham town centre, Longsons are delighted to bring to market this extremely well presented, fully refurbished throughout, semi detached house. Ready to move straight in, the property has much to offer and includes brand new kitchen with appliances, new bathroom suite, new floor coverings, doors, decor and much more. With UPVC double glazing and gas central heating, viewing is highly advised to appreciate all that is on offer.

Available CHAIN FREE.

Briefly, the property offers entrance hall, lounge, dining room, kitchen, bathroom, three bedrooms, parking, gardens, gas central heating, and UPVC double glazing.

SWAFFHAM

Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf

club. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors' surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

Entrance Hall

Stairs to first floor, double glazed composite entrance door to front aspect, radiator.

Lounge

10'3" (3.12m) x 12'0" (3.66m)

Feature cast iron fireplace with wooden surround and mantle, UPVC double glazed window to front aspect, radiator.

Dining Room

10'7" (3.23m) x 13'11" (4.24m)

Fitted cupboard and shelving to recess, UPVC double glazed windows to rear aspect, radiator.

Kitchen

13'6" (4.11m) x 6'10" (2.08m)

Newly fitted kitchen units to walls and floor complemented with an oak work surface over and composite sink unit with retractable mixer tap and drainer, integrated appliances to include electric oven and ceramic hob with extractor head over, fridge, freezer and washing machine. Cupboard housing wall mounted gas central heating boiler, UPVC double glazed entrance door opening to rear garden, radiator.

Ground Floor Bathroom

Brand new bathroom suite comprising bath with wall mounted shower over and shower screen, wash basin and WC both set within fitted cabinets, towel radiator, tiled splashback, tiles to floor, extractor fan, UPVC double glazed obscure glass window to rear aspect.

