

# Chantry Lane, Necton, Swaffham, PE37

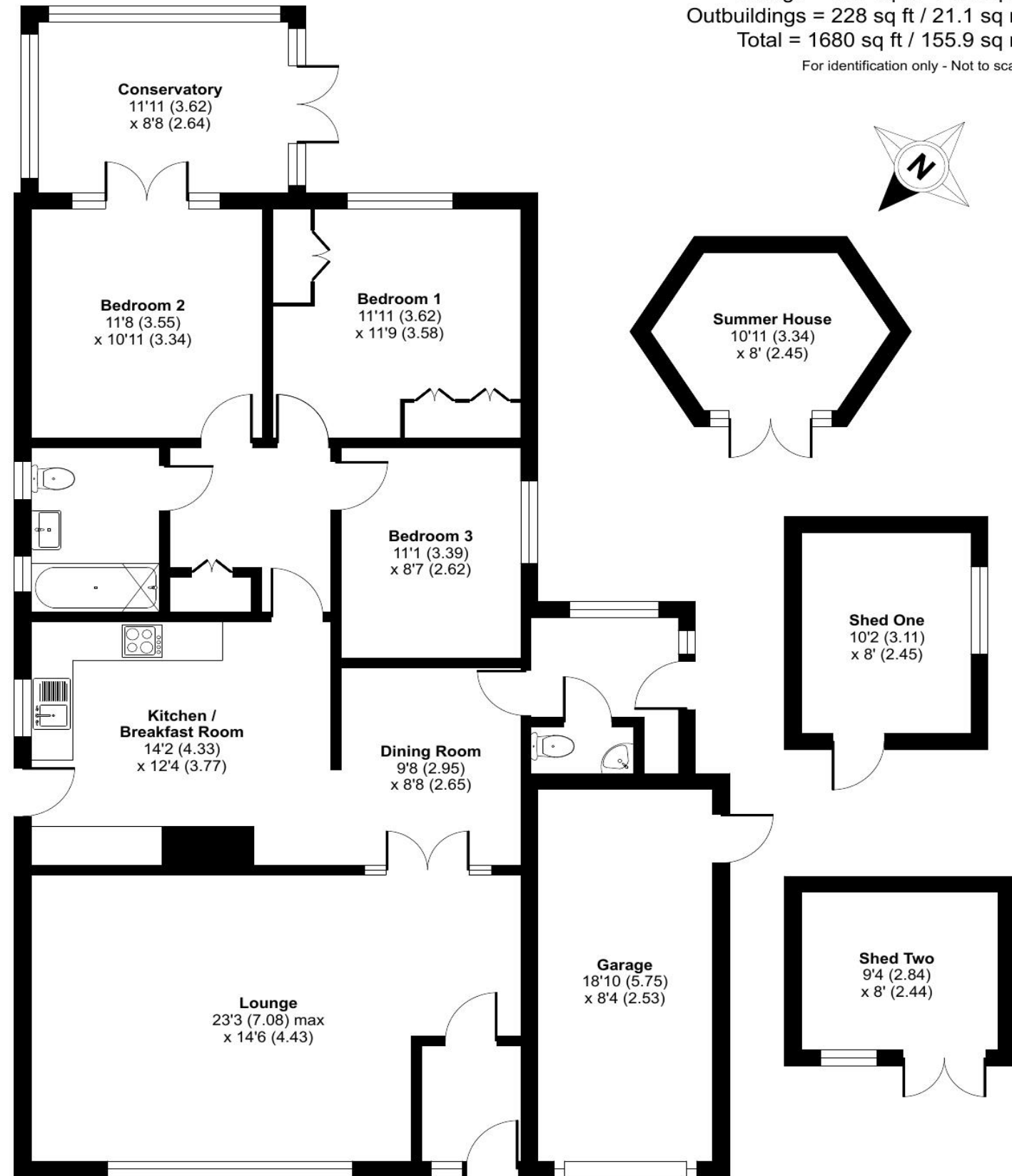
Approximate Area = 1295 sq ft / 120.3 sq m

Garage = 157 sq ft / 14.5 sq m

Outbuildings = 228 sq ft / 21.1 sq m

Total = 1680 sq ft / 155.9 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Longsons. REF: 1238085



## Chantry Lane, Necton, Swaffham, PE37 8ET

Spacious detached three bedroom bungalow with large delightful gardens, situated in the popular well serviced village of Necton. This fantastic property offers conservatory, kitchen/dining room, utility room, cloak room with WC, garage, parking, gas central heating and UPVC double glazing.

**Price £390,000 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
<https://www.longsons.co.uk>



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Situated in the popular well serviced village of Necton, Longsons are delighted to bring to the market this spacious well presented, detached three bedroom bungalow with large delightful gardens. This fantastic property offers a garage, parking, modern conservatory, utility room, log burning stove, cloakroom with WC, UPVC double glazing, gas central heating and much more...

Briefly, the property offers entrance hall, lounge, kitchen/dining room, utility room, cloakroom with WC, inner hall, three bedrooms, bathroom, garage, parking, gardens, gas central heating and UPVC double glazing.

**NECTON**  
The popular Norfolk village of Necton is well serviced with amenities including shop, post office, doctors surgery, butchers, 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

UPVC double glazed entrance door to front, radiator.

#### Lounge

**23'3" (7.09m) x 14'6" (4.42m)**

UPVC double glazed entrance door to front, two radiators, glazed double doors opening through to kitchen/dining room.

#### Conservatory

**11'11" (3.63m) x 8'8" (2.64m)**

Recently fitted conservatory with pitched glass roof, French doors opening to rear garden, electric power.

#### Kitchen/Breakfast Room

**14'2" (4.32m) x 12'4" (3.76m)**

Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven, integrated gas hob with extractor hood over, space for tall upright fridge/freezer, space and plumbing for washing machine and dishwasher, tiled splashback, UPVC double glazed entrance door opening to side, UPVC double glazed window to side, tiles to floor, radiator.

#### Dining Room

**9'8" (2.95m) x 8'8" (2.64m)**

#### Utility Room

Space for tumble dryer, UPVC double glazed entrance door to side, UPVC double glazed window to rear and side, tiles to floor.

#### Cloakroom

Hand wash basin, WC, tiles to floor, radiator.

#### Inner Hall

Built-in cupboard housing modern gas combi central heating boiler, radiator, loft access.

#### Bedroom One

**11'11" (3.63m) x 11'9" (3.58m)**

Range of fitted wardrobes and bedside tables with matching dressing table, UPVC double glazed window to rear, radiator.

#### Bedroom Two

**11'8" (3.56m) x 10'11" (3.33m)**

UPVC double glazed French doors opening to conservatory, radiator.

#### Bedroom Three

**11'1" (3.38m) x 8'7" (2.62m)**

UPVC double glazed window to side, radiator.

#### Bathroom

Bathroom suite comprising bath with shower over and shower screen, wash basin, WC, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to rear, tiles to floor.

#### Garage

**18'10" (5.74m) x 8'4" (2.54m)**

Main up and over door to front, electric power and light.

#### Outside Front

Low maintenance front garden laid to block paving, shrubs and plants to beds, area to side laid to lawn, garden wall to perimeter, outside lights, gated access to rear garden.

#### Rear Garden

Large enclosed, well maintained delightful rear garden, mainly laid to lawn, paved patio seating area, vast selection of established shrubs and plants to beds

and borders throughout, three wooder garden sheds, small wooden summer house, lean-to greenhouse with electric power and light, outside light, outside tap wooden fence and hedge to perimeter gated access to front.

#### Shed One

**10'2" (3.1m) x 8'0" (2.44m)**

#### Shed Two

**9'4" (2.84m) x 8'0" (2.44m)**

#### Summer House

**10'11" (3.33m) x 8'0" (2.44m)**

#### Agent's Notes

EPC rating C70 (Full copy available on request)

Council tax band C (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.

- Spacious Detached Bungalow
- Three Bedrooms
- Modern Conservatory
- Energy Efficiency Rating C70
- Kitchen/Dining Room
- Garage & Parking
- Gas Central Heating
- UPVC Double Glazing
- Log Burning Stove
- Delightful Gardens

