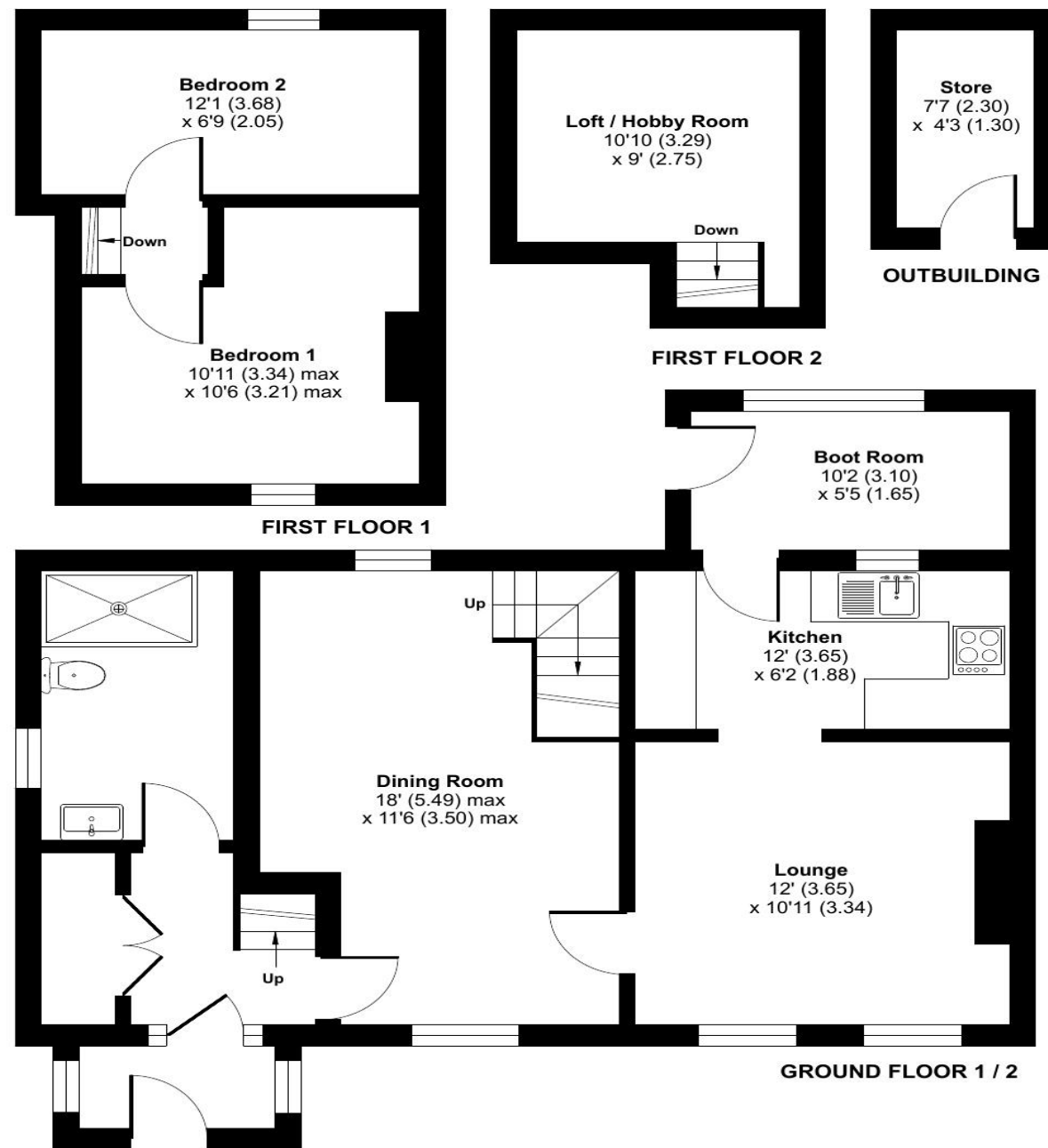


## Dereham Road, Litcham, King's Lynn, PE32



Approximate Area = 903 sq ft / 83.8 sq m  
 Outbuilding = 34 sq ft / 3.1 sq m  
 Total = 937 sq ft / 86.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Longsons. REF: 1312381



## Dereham Road, Litcham, Kings Lynn, PE32 2NU

CHAIN FREE! End terrace two bedroom character cottage with two reception rooms and loft room situated in the popular village of Litcham. This charming flint cottage is ready for modernisation and offers plenty of potential with parking and UPVC double glazing.

**Price £225,000 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
 Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
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UPVC double glazed windows to rear, pamment tiles to floor.

#### Shower Room

Large walk in shower cubicle, wash basin, WC, towel radiator, obscure glass UPVC double glazed window to side, tiles to floor.

#### Stairs & Landing

#### Bedroom One

**10'11" (3.33m) Max x 10'6" (3.2m) Max**

Fitted wardrobes, UPVC double glazed window to front.

#### Bedroom Two

**12'1" (3.68m) x 6'9" (2.06m)**

UPVC double glazed window to rear.

#### Loft Room

**10'10" (3.3m) x 9'0" (2.74m)**

Accessed via space saving stair case, double glazed Velux roof window.

#### Outside Front

Low maintenance front garden laid to shingle, pebbles and coloured granite chippings, garden wall to front, outside light.

#### Rear Garden

Parking area to side.

- Character Cottage
- Two Bedrooms
- Kitchen & Utility Area
- Energy Efficiency Rating TBC
- Ground Floor Shower Room
- Off Road Parking
- Hobby/Loft Room
- CHAIN FREE!

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.

Situated in the popular village of Litcham, Longsons are delighted to bring to the market this charming two bedroom end terraced flint cottage. This extended character property is ready for modernisation offering plenty of potential including two reception rooms, shower room, parking and UPVC double glazing.

Offered for sale CHAIN FREE!

Briefly, the property offers entrance porch, inner hall, lounge, dining room, kitchen, utility area, shower room, two bedrooms, hobby/loft room, parking, garden space, outbuildings, UPVC double glazing and electric heaters.

#### LITCHAM

East Dereham approx 9 miles; Swaffham approx 9 miles; Fakenham aprox 11 miles.

Litcham is a traditional, rural Norfolk village with one pub (The Bull Inn), two schools - a primary, and the sought after Litcham High, a local butcher, a combined post office and convenience store, and a fish and chip shop. The beautiful village church, with its prominent square tower, dates back to

the 12th century, though it was rebuilt to a great extent in the 15th. Litcham and the surrounding villages in the parish (particularly Beeston and Tittleshall) have a busy events calendar. Litcham Common, officially a Local Nature Reserve for over 20 years, is superb for nature lovers, bird-watchers and particularly walkers, as it sits on the Nar Valley Way, which runs all the way from East Dereham to King's Lynn. The three local towns of East Dereham, Swaffham and Fakenham are all about 10 miles away, providing access to a wide range of shops, pubs and restaurants.

#### Entrance Porch

Composite entrance door to front, UPVC double glazed windows to either side, pamment tiles to floor.

#### Inner Hall

Built in cupboard with double doors housing hot water cylinder.

#### Dining Room

**18'0" (5.49m) Max x 11'6" (3.51m) Max**

Stairs to first floor, two modern wall mounted electric heater, UPVC double glazed windows to front and rear.

#### Lounge

**12'0" (3.66m) x 10'11" (3.33m)**

Feature brickwork open fireplace, modern wall mounted electric heater, UPVC double glazed window to front.

#### Kitchen

**12'0" (3.66m) x 6'2" (1.88m)**

Modern fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, integrated double electric oven, integrated ceramic hob, pamment tiles to floor, UPVC double glazed window to rear.

#### Utility Area

**10'2" (3.1m) x 5'5" (1.65m)**

Fitted kitchen units to wall with work surface over, space and plumbing for washing machine, UPVC double glazed entrance door opening to rear,

