

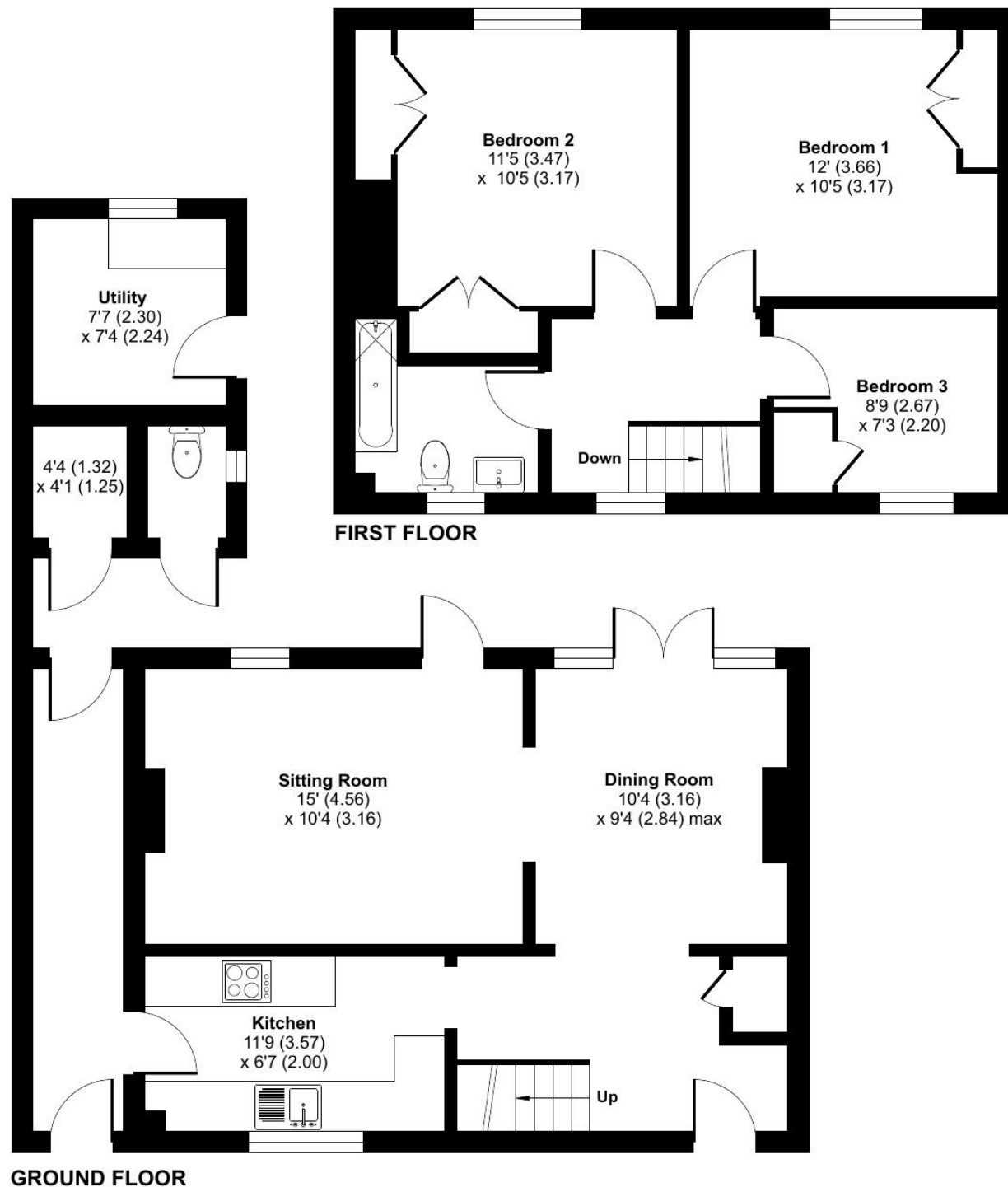
St. Andrews Lane, Necton, Swaffham, PE37

Approximate Area = 916 sq ft / 85 sq m

Outbuilding = 84 sq ft / 7.8 sq m

Total = 1000 sq ft / 92.8 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). © n/checom 2025. Produced for Longsons. REF: 1299172



St Andrews Lane, Necton, Swaffham, PE37 8HY

Well presented, terraced three bedroom house situated within the popular village of Necton. The property offers good sized gardens, two reception rooms, outside utility room, gas central heating and UPVC double glazing.

Price £230,000 Freehold

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Situated on the edge of the popular village of Necton, Longsons are delighted to bring to the market this well presented, terraced three bedroom house. The property offers easy access to the A47 and includes modern kitchen, good sized gardens, two reception rooms, outside utility room, gas central heating and UPVC double glazing.

Viewing advised!

Briefly, the property offers entrance hall, lounge, dining room, kitchen, side passageway, cloakroom with WC, outside utility room, three bedrooms, bathroom, 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, stairs to first floor, built in cupboard, radiator.

Lounge

15'0" (4.57m) x 10'4" (3.15m)

Feature cast iron fireplace, UPVC double glazed window to rear, radiator, opening through to dining room.

Dining Room

10'4" (3.15m) x 9'4" max (2.01m)

UPVC double glazed French doors opening to rear garden, radiator.

Kitchen

11'9" (3.58m) x 6'7" (2.01m)

Fitted kitchen units to wall and floor, worksurface over, stainless steel 1.5 bowl sink unit with mixer tap and drainer, integrated electric oven, integrated hob with extractor hood over, space for fridge/freezer, wall mounted gas boiler, UPVC double glazed window to side passageway.

Side Passageway

Entrance door opening to front garden, entrance door opening to rear garden.

Outside WC

WC.

Utility Room

7'7" (2.31m) x 7'4" (2.24m)

Space and plumbing for washing machine, power, lighting.

Stairs & Landing

UPVC double glazed window to front, loft access.

Bedroom One

12'0" (3.66m) x 10'5" (3.18m)

UPVC double glazed window to rear, built in wardrobe, radiator.

Bedroom Two

11'5" (3.48m) x 10'5" (3.18m)

UPVC double glazed window to rear, built in wardrobe, radiator.

Bedroom Three

8'9" (2.67m) x 7'3" (2.21m)

UPVC double glazed window to front, built in wardrobe, radiator.

Bathroom

Bathroom suite comprising; bath with shower over, wash basin, WC, obscure glass UPVC double glazed window to front, towel radiator, extractor fan, fully tiled walls, tiles to floor.

Outside Front

Front garden laid to lawn, hedge and fence to perimeter, pathway to front door, outside light.

Rear Garden

Good sized rear garden laid to lawn, area laid to shingle used as parking by the current vendors, decked seating area, fence and shrubs to perimeter.

Agents Note

EPC rating C71 (Full copy available on request)

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

Agents Note

The vendor has advised there is access to the rear of the property for off road parking, accessed off of Ketts Hill, the vendor also advises off road parking is available to the front of the property on a first come first served basis.

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.

- Terraced House
- Three Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating C71
- Good Sized Gardens
- Gas Central Heating
- UPVC Double Glazing
- Village Location

