

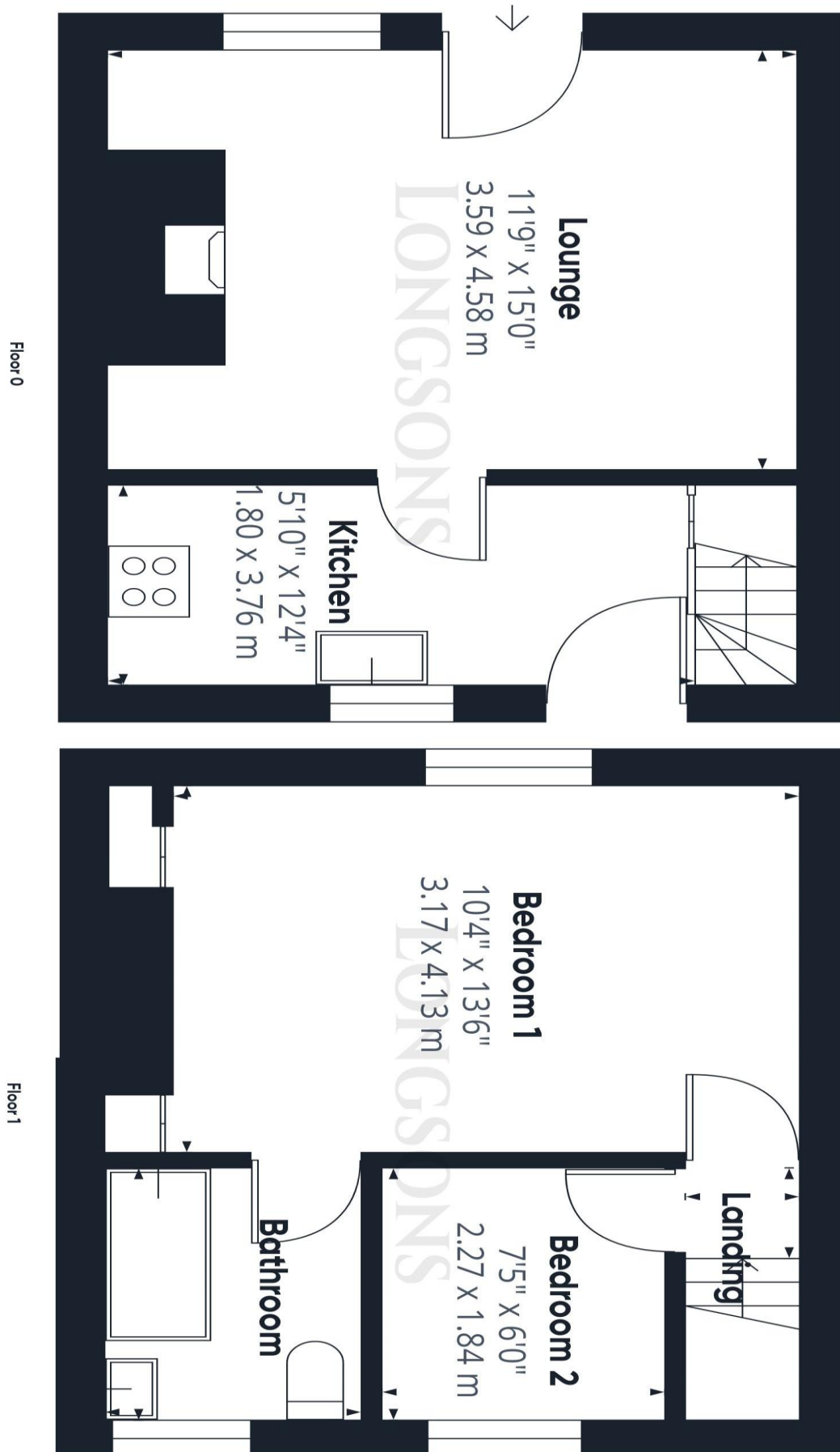


Dereham Road, Litcham, Kings Lynn, PE32 2NU

CHAIN FREE!

Extremely well presented, fully updated flint character cottage situated in the popular well serviced village of Litcham. This fantastic property oozes character throughout and offers inglenook style fireplace with inset log burning stove, en-suite bathroom and UPVC double glazing.

Price £175,000 Freehold





Bedroom One **13'6" (4.11m) x 10'4" (3.15m)**

Built in wardrobes, modern electric storage heater, wooden boards to floor, UPVC double glazed window to front, door to en-suite bathroom.

En Suite Bathroom

Bath with shower over and shower curtain, wash basin, WC, modern electric towel radiator, tiled splashback, obscure glass UPVC double glazed window to rear.

Bedroom Two **7'5" (2.26m) x 6'0" (1.83m)**

UPVC double glazed window to rear.

Outside Front

Small front garden laid to low maintenance pebbles, garden wall to front, outside light, unallocated off-road parking.

Rear Garden

Rear garden laid to low maintenance pebbles, access to brick out building with space and plumbing for washing machine and also space for additional

fridge/freezer, further out-building currently used for log storage. Communal garden area laid to lawn situated towards the end of the terrace adjacent to number one.

Agent's Note

EPC rating D63 (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.

- Character Flint Cottage
- Two Bedrooms
- Fully Updated
- Energy Efficiency Rating D63
- Inglenook Style Fireplace
- En-suite Bathroom
- UPVC Double Glazing
- Offered For Sale CHAIN FREE!

Situated in the popular well serviced village of Litcham, Longsons are delighted to bring to the market this extremely well presented, fully updated two bedroom terraced flint cottage. This fantastic property is full of charm throughout and offers inglenook style fireplace with inset log burning stove, en-suite bathroom, garden area, unallocated off-road parking, modern electric storage heating and UPVC double glazing.

Offered for sale - CHAIN FREE!

Viewing highly recommended to fully appreciate all on offer.

Briefly, the property offers lounge/dining room, kitchen, two bedrooms, en suite bathroom to bedroom one, rear garden area, two outbuildings, communal garden area to side, unallocated off-road parking, modern electric storage heating and UPVC double glazing.

LITCHAM

East Dereham approx 9 miles; Swaffham approx 9 miles; Fakenham approx 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 deli, a combined post office and convenience store, a doctors surgery 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.

Lounge/Dining Room **15'0" (4.57m) x 11'9" (3.58m)**

Feature inglenook style fireplace with inset log burning stove, UPVC double glazed entrance door to front, UPVC double glazed window to front, pamment tiles to floor, modern electric storage heater.

Kitchen **12'4" (3.76m) x 5'10" (1.78m)**

Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, space for electric oven and hob with extractor hood over, space and plumbing for dishwasher, space for under counter fridge/freezer, stairs to first floor, understairs storage cupboard, tiled splashback, pamment tiles to floor, obscure glass UPVC double glazed entrance door to rear, UPVC double glazed window to rear.

Stairs & Landing

