



Hills Close, Sporle, Kings Lynn, PE32 2DY

Available Now! Recently modernised, one bedroom semi detached bungalow situated in the popular village of Sporle. The property has recently been refurbished and includes modern kitchen and bathroom, new flooring, oil central heating, UPVC double glazing and garden.

Price £750 pcm To Let



- Semi Detached Bungalow
- One Bedroom
- Modernised Throughout
- Energy Efficiency Rating D66
- Modern Kitchen & Bathroom
- Corner Plot Gardens
- Oil Central Heating
- Available Now!

Situated in the popular village of Sporle, Longsons are delighted to bring to the rental market this well presented, recently modernised one bedroom semi detached bungalow. The property has recently been refurbished and includes modern kitchen and bathroom, new flooring, oil central heating, UPVC double glazing and garden.

Available Now!

Restrictions: non smokers, one pet at landlords discretion.

Briefly the property offers kitchen, lounge, bedroom, bathroom, gardens, oil central heating and UPVC double glazing.

SPORLE
The Norfolk village of Sporle has a range of amenities including Shop, Public House, Primary School, two Churches (Church of England and Methodist) and Recreation Field. The village is conveniently situated just off the A47, approximately 3 miles east of the popular market town Swaffham, approximately 30 miles west to the city of Norwich and approximately 20 mile

east to the Norfolk town of Kings Lynn where there is a main line Railway station to London - Kings Cross

Kitchen
8'0" (2.44m) x 13'7" (4.14m)
Modern fitted kitchen units to wall and floor, wood worksurface over, stainless steel sink unit with mixer tap and drainer, space for tall upright fridge/freezer, space and plumbing for washing machine, space for electric cooker with extractor hood over, airing cupboard, tiles to floor, radiator, composite door to front, UPVC double glazed window to side aspect, loft access.

Living Room
10'10" (3.3m) x 11'9" (3.58m)
UPVC double glazed window to front, radiator.

Bedroom
10'8" (3.25m) x 9'11" (3.02m)
UPVC double glazed window to rear, radiator.

Bathroom
Modern bathroom suite comprising; bath with shower over and shower screen, wash basin, WC, towel radiator, obscure glass UPVC double glazed window to side, tiled splashback, tiles to floor, extractor fan.

Outside Front
Front garden laid to lawn, area laid to shingle for parking (Please note, there is no dropped kerb), pathway to front door, opening through to rear garden.

Rear Garden
Rear garden laid to lawn, oil tank, fence to perimeter, opening through to front.

Agents Note
EPC rating D66 (Full copy available on request)
Council tax band A (Own enquiries should be make via Breckland District Council)

All photographs are provided for guidance only.

