



Main Road, Narborough, Kings Lynn, PE32 1TE

***CASH BUYERS ONLY* Offered CHAIN FREE!**

Well presented, detached three bedroom period property of wooden construction situated in the popular village of Narborough. The property offers kitchen/dining room, shower/wet room, gardens, parking, gas central heating and double glazing.

Price £195,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
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Outside Front

Front garden laid to lawn, path to front door, parking area to side laid to shingle, outside light, access either side to rear garden.

Rear Garden

Rear garden laid to lawn, paved patio seating area, wooden garden shed, outside tap, outside lights, wooden fence and hedge to perimeter.

Agent's Notes

EPC rating F36 (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.

- Detached Three Bedroom Period Property
- Sought After Village Location
- Kitchen/Dining Room
- Energy Efficiency Rating
- Gardens and Off-Road Parking
- Gas Central Heating and Double Glazing
- Viewing Highly Recommended
- Offered - CHAIN FREE!
- CASH BUYERS ONLY

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Situated in the popular village of Narborough, Longsons are delighted to bring to the market this very well presented, detached three bedroom period property of wooden construction. The property offers kitchen/dining room, shower/wet room, parking, gardens, gas central heating and double glazing.

Offered CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, shower/wet room, three bedrooms, gardens, parking, gas central heating and double glazing.

Narborough is situated just off the A47 between King's Lynn & Swaffham. The Village has a primary school, Cantonese Restaurant, church, fishing lakes, community centre with playing field and separate sports & social Club. The River Nar passes through the village offering renowned chalk stream trout fishing and beautiful river walking

including the picturesque Nar Valley Way which continues through to Castle Acre and beyond. There are also bus services to Swaffham & King's Lynn

Entrance Hall

UPVC double glazed entrance door to front, under stairs storage cupboard, radiator.

Lounge

11'11" (3.63m) x 11'11" (3.63m)

Feature brickwork fireplace, walk-in UPVC double glazed bay window to front, radiator.

Kitchen/Dining Room

13'1" (3.99m) x 11'11" (3.63m)

Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated electric oven and ceramic hob with extractor hood over, space and plumbing for washing machine, feature fireplace, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to side, radiator.

Utility Room

6'5" (1.96m) x 4'2" (1.27m)

Kitchen units to wall, work surface with space under for fridge and freezer, double glazed window to rear.

Shower/Wet Room

Shower cubicle, hand wash basin, WC, obscure glass double glazed window to rear and side.

Stairs and Landing

Double glazed window to front.

Bedroom One

11'11" (3.63m) x 12'0" (3.66m)

UPVC double glazed window to rear, built-in storage cupboard, radiator, wall mounted hand wash basin.

Bedroom Two

11'10" (3.61m) x 12'0" (3.66m)

UPVC double glazed window to front, cast iron feature fireplace, radiator.

Bedroom Three

10'10" (3.3m) x 12'5" (3.78m)

UPVC double glazed window to side, radiator.

