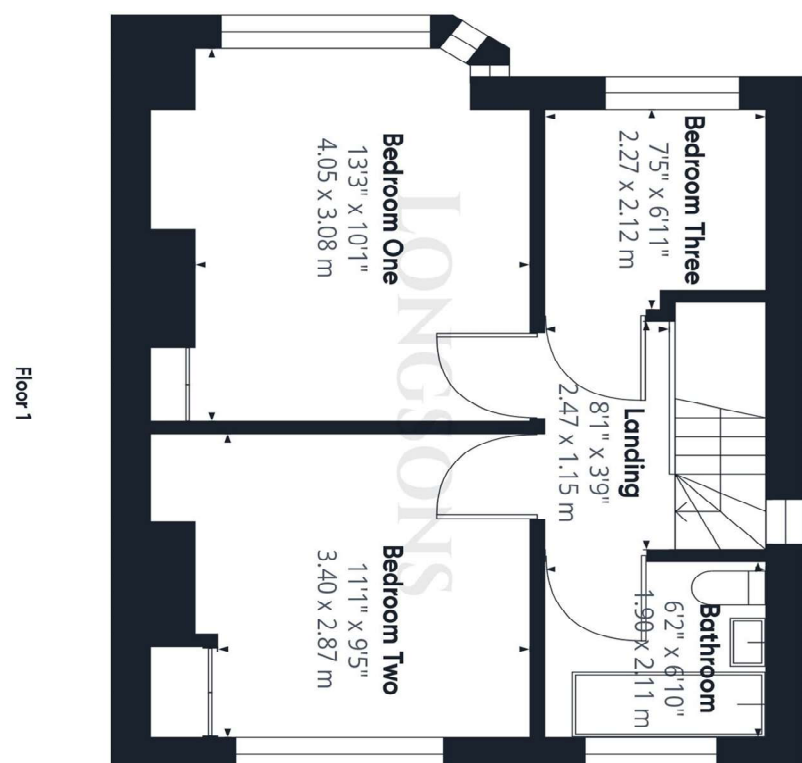
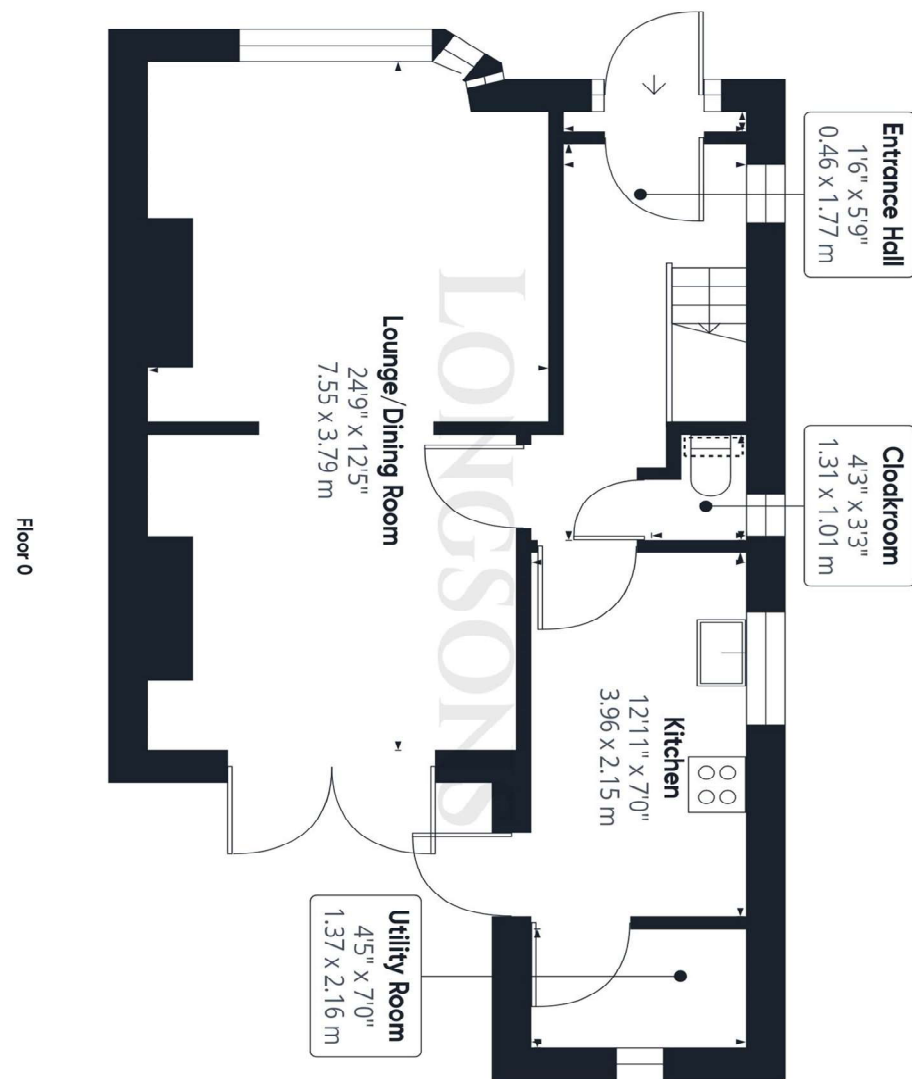




### Spinners Lane, Swaffham, PE37 7LU

Well presented, semi-detached three bedroom house situated within easy reach of Swaffham town centre. The property offers garage, gardens, parking, gas central heating, and UPVC double glazing.

**Price £259,995 Freehold**





**Bedroom One**  
**13'3" (4.04m) x 10'1" (3.07m)**

Fitted wardrobes, built in cupboard, UPVC double glazed window to front aspect, radiator.

**Bedroom Two**  
**11'1" (3.38m) x 9'5" (2.87m)**

UPVC double glazed window to rear aspect, built in cupboard housing the boiler.

**Bedroom Three**  
**7'5" (2.26m) x 6'11" (2.11m)**

UPVC double glazed window to front aspect.

**Bathroom**

Bathroom suite comprising bath with shower over and shower curtain, wash basin, WC, obscure glass UPVC double glazed window to rear aspect, radiator.

**Garage**

Wooden double doors to front, electric light and power.

**Outside Front & Side**

Well maintained front and side garden laid to lawn, path to front door laid to block paving, area to front laid to patio slabs, garden wall and hedge to perimeter, outside light, gated access to rear, outside tap.

**Rear Garden**

Enclosed low maintenance rear garden laid to patio paving slabs, feature garden pond, raised stone-work flower bed, outside light, gated access to front.

**Agent's Notes**

EPC rating D65 (Full copy available on request)  
 Council tax band B (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.

- Semi-Detached House
- Three Bedrooms
- Easy Reach of Town Centre
- Ground Floor Cloakroom with WC
- Gardens
- Garage and Parking
- UPVC Double Glazing
- Gas Central Heating

Situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this well presented, semi detached three bedroom house. The property offers garage, gardens, parking, gas central heating, and UPVC double glazing.

Briefly, the property offers entrance hall, cloakroom with WC, lounge/dining room, kitchen with utility cupboard, three bedrooms, bathroom, garage, gardens, parking, gas central heating and UPVC double glazing.

**SWAFFHAM**  
 Swaffham, situated in the heart of Norfolk, is a sought after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well served, offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free parking, as well three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles

and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

**Entrance Porch**

UPVC double glazed entrance door to front aspect, tiles to floor.

**Entrance Hall**

Stairs to first floor, understairs storage cupboard, UPVC double glazed window to side aspect, radiator.

**Lounge/Dining Room**  
**24'9" (7.54m) x 12'5" (3.78m)**

Feature brickwork fireplace, UPVC double glazed entrance door opening to rear garden, UPVC full height window to rear aspect, UPVC double glazed window to front aspect, radiator.

**Kitchen**  
**12'11" (3.94m) x 7'0" (2.13m)**

Fitted kitchen units to walls and floor complemented by a work surface over, tiled splashback, breakfast bar, stainless steel sink unit with mixer tap and drainer, integrated Bosch electric oven, integrated Bosch ceramic hob with extractor hood over, space for tall upright fridge/freezer, UPVC double glazed entrance door opening to side, UPVC double glazed window to side aspect, tiles to floor, radiator.

**Utility Cupboard**  
**7'0" (2.13m) x 4'5" (1.35m)**

Storage cupboard with space and plumbing for washing machine, space for tumble dryer, obscure glass UPVC double glazed window to rear aspect.

**Cloakroom**

WC, obscure glass UPVC double glazed window to side aspect.

**Stairs and Landing**

UPVC double closed window to side aspect, loft access.

