



### Chantry Lane, Necton, Swaffham, PE37 8ET

CHAIN FREE!! A spacious detached four bedroom house situated in the popular well serviced village of Necton. The property offers two reception rooms, conservatory, kitchen/dining room, utility room, two garages, generous gardens, gas central heating and majority UPVC double glazing.

**Price £400,000 Freehold**







**Bedroom Two**  
**12'5" (3.78m) x 8'4" (2.54m)**  
 UPVC double glazed window to front aspect, radiator.

**Bedroom Three**  
**11'6" (3.51m) x 8'11" (2.72m)**  
 UPVC double glazed window to side aspect, radiator.

**Bedroom Four**  
**7'1" (2.16m) x 7'11" (2.41m)**  
 UPVC double glazed window to front aspect, radiator.

**Bathroom**  
 Bathroom suite comprising bath, double shower cubicle, wash basin, WC, towel radiator, fully tiled walls, obscure glass UPVC double glazed window to front aspect.

**Garages**  
 Two garages, one with electric power and UPVC double glazed window to rear, the other without power and with entrance door to rear aspect, both with main up and over doors to front aspect.

**Outside Front**  
 The front garden is laid to lawn, driveway providing off road parking, outside light, access to rear garden.

**Rear Garden**  
 Good size rear garden laid to lawn, paved patio seating area, brick built summer house, established shrubs and plants to beds, wooden fence to perimeter.

**Agents Note**  
 EPC rating C69 (Full copy available on request)  
 Council tax band C (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 House
- Four Bedrooms
- Two Reception Rooms + Conservatory
- CHAIN FREE!!
- Utility Room
- Downstairs Cloakroom/WC
- Two Garages + Parking
- Generous Gardens
- Gas Central Heating
- Majority UPVC Double Glazing

OFFERED CHAIN FREE!! Situated in the popular well serviced village of Necton, Longsons are delighted to bring to the market this spacious detached four bedroom house. The property offers two reception rooms, kitchen/dining room, utility room, conservatory, wood burning stove, two garages, generous gardens, gas central heating and majority UPVC double glazing.

Viewing highly recommended.

**NECTON**  
 The popular Norfolk village of Necton is well serviced with amenities including shop, post office, doctors surgery, butchers, 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 aspect, stairs to first floor.

**Lounge**  
**23'8" (7.21m) Max x 13'11" (4.24m) Max**  
 Feature stone work fireplace with inset wood burning stove, UPVC double glazed window to front aspect, two radiators.

**Kitchen/ Dining Room**  
**13'7" (4.14m) x 16'8" (5.08m)**  
 Fitted kitchen units to wall and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven, integrated induction hob with extractor hood over, tiled splashback, tiles to floor, UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to front aspect, radiator.

**Utility Room**  
**9'6" (2.9m) x 8'3" (2.51m)**  
 Fitted kitchen units to floor, work surface over, space and plumbing for washing machine, space for tall upright fridge/freezers, under stairs storage cupboard.

**Conservatory**  
**8'11" (2.72m) x 7'5" (2.26m)**  
 Wooden conservatory, entrance door opening to rear garden, radiator enabling all rear round usage.

**Study/ Reception Two**  
**16'5" (5m) x 7'6" (2.29m)**  
 Entrance door opening to conservatory, UPVC double glazed window to front aspect, window to rear aspect, radiator.

**Cloakroom**  
 Hand wash basin, WC, UPVC double glazed window to front aspect, radiator.

**Stairs and Landing**  
 Built in cupboard housing gas central heating boiler, UPVC double glazed window to side aspect, loft access, radiator, stair lift.

**Bedroom One**  
**13'6" (4.11m) x 9'1" (2.77m)**  
 UPVC double glazed window to rear aspect, radiator.

