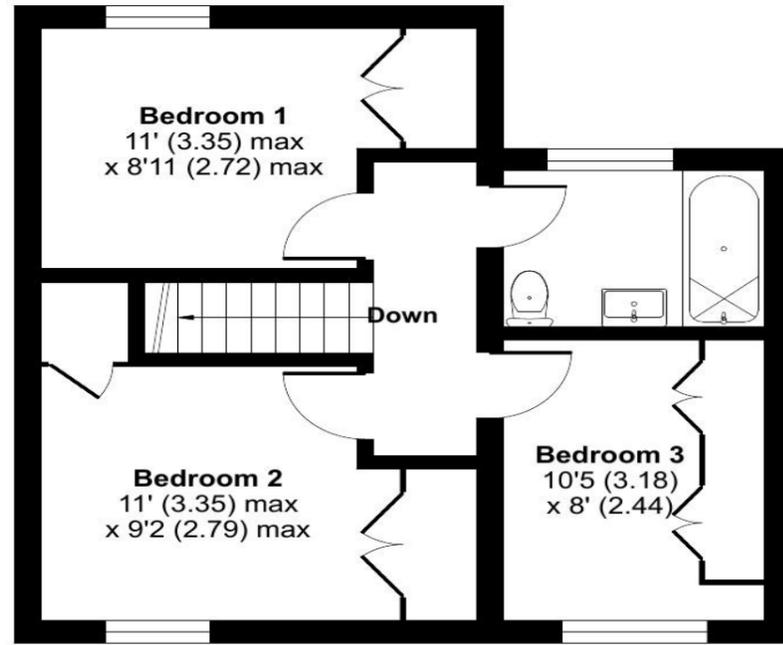


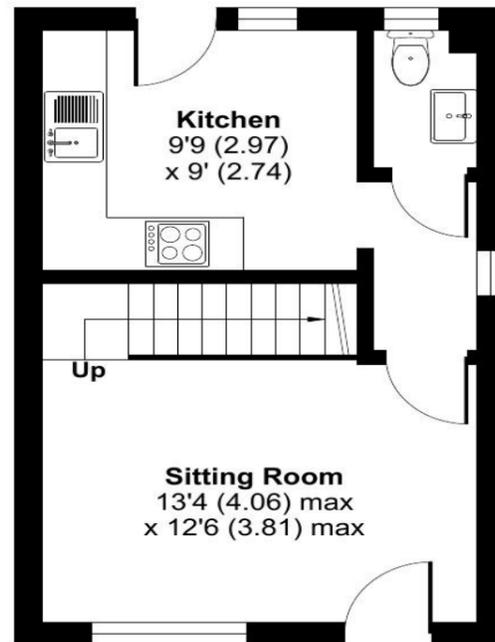
Orchard Lane, Castle Acre, King's Lynn, PE32

Approximate Area = 740 sq ft / 68.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Longsons. REF: 1225501



Orchard Lane, Castle Acre, Kings Lynn, PE32 2BE

CHAIN FREE! Very well presented linked end-terrace, three bedroom cottage. This charming property is situated in the sought after historic village of Castle Acre and offers kitchen/breakfast room, cloakroom with WC, parking for 2 vehicles, solar pv for heating water and reducing associated costs, gardens, double glazing and oil central heating.

Price £250,000 Freehold





Bedroom Two
11'0" (3.35m) Max x 8'11" (2.72m) Max

Built-in wardrobe, double glazed sliding sash window to rear, radiator.

Bedroom Three
10'5" (3.18m) x 8'0" (2.44m)

Built-in wardrobe, double glazed sliding sash window to rear, radiator.

Bathroom.

Bathroom suite comprising bath with shower over and shower screen, wash basin and WC both set within fitted cabinets, obscure glass double glazed sliding sash window to rear, extractor fan, radiator.

Rear Garden

Rear garden laid to lawn, paved patio seating area, wooden summer house, shrubs and plants to borders, outside lights, external power socket, gated access to rear parking area and additional wooden garden shed with electric power.

Agents Notes

EPC rating C73 (Full copy available on request)

Council tax band B (Own enquiries should be made via Kings Lynn & West Norfolk Council)

- Linked End-Terrace Cottage
- Three Bedrooms
- Cloakroom and Bathroom
- Energy Efficiency Rating C73
- Gardens and Parking
- Oil Fired Central Heating
- Double Glazing
- CHAIN FREE
- Charming property
- Solar PV for heating water and reducing associated costs

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.

Situated in the sought after historic village of Castle Acre, Longsons are delighted to bring to the market this very well presented linked end-terrace, three bedroom cottage. This charming property offers kitchen/breakfast room, cloak room with WC, gardens, solar panels helping to keep bills lower, parking for 2 vehicles, oil central heating and double glazing.

Offered CHAIN FREE!

Briefly, the property offers lounge, inner hall, kitchen, cloakroom with WC, three bedrooms, bathroom, gardens, parking, oil fired central heating and double glazing.

CASTLE ACRE

Castle Acre, a picturesque village steeped in history and is home to an ancient 12th-century castle built by the Normans and offers various amenities such as a Budgens store, fish & chip shop, primary school, 'The Ostrich' pub, tea rooms and second-hand book shop. The village also offers scenic walks along the River Nar. Castle Acre provides easy access to the A1065 and A47, connecting to King's Lynn and

Norwich, both of which have direct rail links to London. Additional amenities can be found in nearby Swaffham, including public houses, restaurants, cafes, supermarkets, and independent shops. The town also offers schooling facilities for all ages, as well as sports, leisure and health care facilities. Swaffham approx. 5 miles, King's Lynn approx. 14.5 miles, Fakenham approx. 12 miles.

Sitting Room
13'4" (4.06m) Max x 12'6" (3.81m) Max

Entrance door to front stairs to first floor, under stairs storage cupboard, sliding sash double glazed window to front, radiator.

Inner Hall

Sliding sash double glazed window to side.

Kitchen
9'9" (2.97m) x 9'0" (2.74m)

Fitted kitchen units to walls and floor complemented by an oak work surface over, Butler style ceramic sink with

mixer tap, integrated Bosch double electric oven, integrated Bosch ceramic hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, integrated wine rack, wall mounted oil fired central heating boiler, tiled splash back, double glazed entrance door opening to rear garden, radiator.

Cloakroom

Hand wash basin, WC, obscure glass double glazed sliding sash window to rear.

Stairs and Landing

Loft access.

Bedroom One
11'0" (3.35m) Max x 8'11" (2.72m) Max

Built-in wardrobe, built-in cupboard housing hot water cylinder, double glazed sliding sash window enjoying open field views, radiator.

