



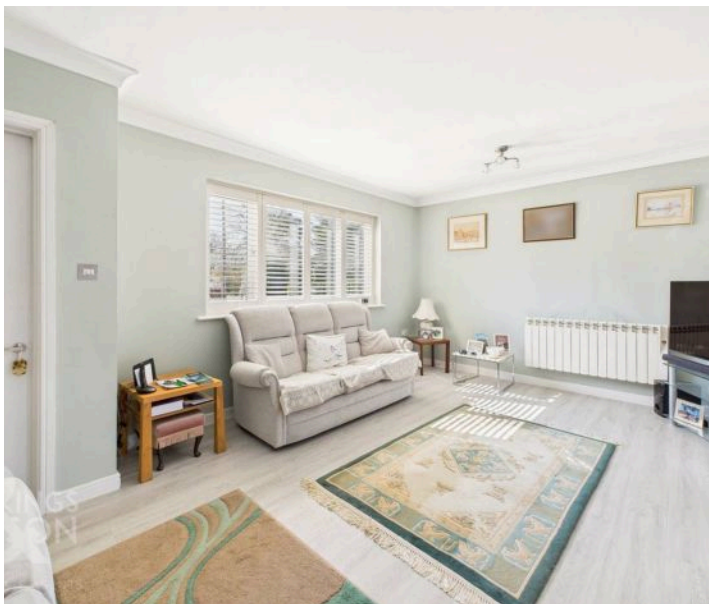
Pack Lane, Lingwood - NR13 4PD



Pack Lane

Lingwood, Norwich

This DETACHED BUNGALOW presents a rare opportunity for those seeking a peaceful lifestyle in a TRANQUIL SETTING. Set in a desirable NON-ESTATE LOCATION, you are welcomed by the SPACIOUS 17' SITTING ROOM, boasting a south-facing aspect that floods the room with natural light. The property also features a generous MODERNISED 19' DUAL ASPECT KITCHEN/DINING ROOM, perfect for entertaining and family gatherings - the high gloss range of kitchen units and integrated cooking appliances complement the contemporary feel of this home. The bedrooms lead off an inner hallway, ensuring privacy, with TWO DOUBLE BEDROOMS both being well-appointed, with the NEWLY FITTED SHOWER ROOM adding a touch of MODERN ELEGANCE. While set in a non-estate location, the property is conveniently within WALKING DISTANCE to the village SHOP and TRAIN STATION, offering the best of both worlds for those seeking a great sized plot and CONNECTIVITY. The outdoor space of this property truly shines with its LOW MAINTENANCE GARDENS to both the front and rear.



The garage structure not only provides secure parking but also offers an adjoining WORKSHOP with double doors to the front, power, and lighting, making it ideal for those with a passion for DIY projects or hobbies.

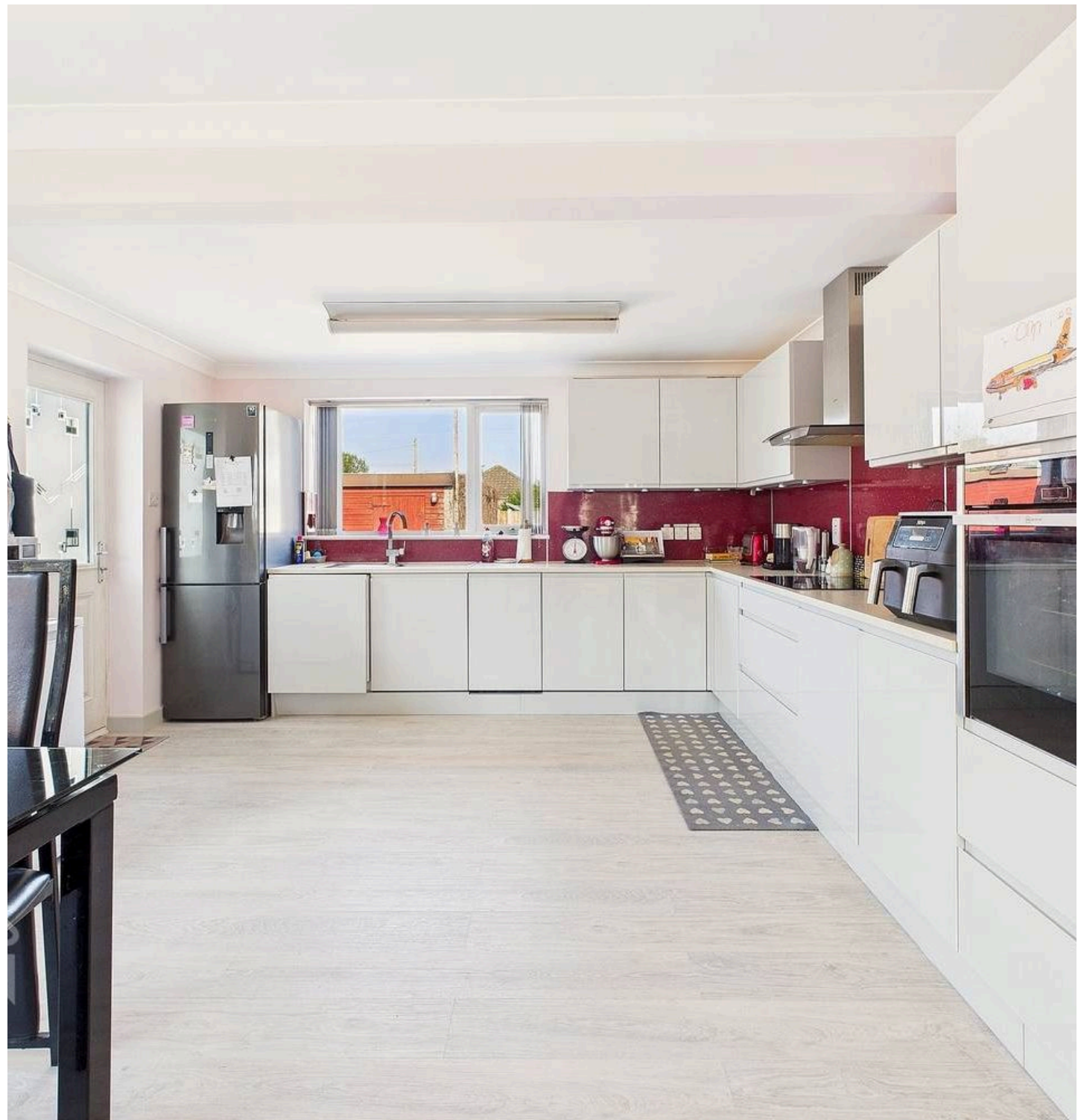
- Motivated Vendor!
- Detached Bungalow in Non-Estate Location
- 17' Sitting Room with South Facing Aspect
- 19' Dual Aspect Kitchen/Dining Room
- Two Double Bedrooms
- Newly Fitted Shower Room
- Garage & Workshop Building
- Low Maintenance Gardens to Front & Rear

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

The Broadland Village of Lingwood is located East of the Cathedral City of Norwich having excellent transport links via Road and Rail. The village itself has an abundance of amenities including Village Shop, Post Office, First School, Junior School, recently completed play park and Public House. The near-by villages of Brundall and Acle offer a more comprehensive range of amenities as well as access to the Norfolk Broads and its extensive range of Leisure and Boating activities.



SETTING THE SCENE

With low level brick walling and wrought iron railings creating an attractive entrance to the property. A timber gate opens up to the shingle parking area with tandem parking leading to the garage structure and main property. The front garden offers planted borders whilst being mainly laid to shingle for ease of maintenance with access leading via the rear porch or main entrance heading inside.

THE GRAND TOUR

The main porch entrance is finished with tiled flooring, electric heating and uPVC double glazing with bespoke window shutters to front. The main sitting room leads off enjoying a bright and sunny aspect with bespoke window shutters and a feature fireplace with double doors opening up to the kitchen/dining room. This large open plan space offers dual aspect windows to side and rear with an extensive range of kitchen units in a high gloss style with integrated cooking appliances including an inset induction hob and built-in electric oven, with attractive splash-backs and under-cupboard lighting running around the work surface. Space is provided for a fridge freezer with an integrated dishwasher and washing machine, complete with wood effect flooring underfoot providing the ideal space for a dining table. A door leads off to the side porch with windows to front and side, and a door to the rear garden. The inner hallway leads to the two double bedrooms both finished with fitted carpet and uPVC double glazing whilst a built-in double cupboard includes a water softener, and loft access hatch leads off the inner hallway. Completing the property is the re-fitted shower room with an attractive contemporary three piece suite including Aqua panel splashbacks and a thermostatically controlled twin head rainfall shower and heated towel rail.

FIND US

Postcode : NR13 4PD

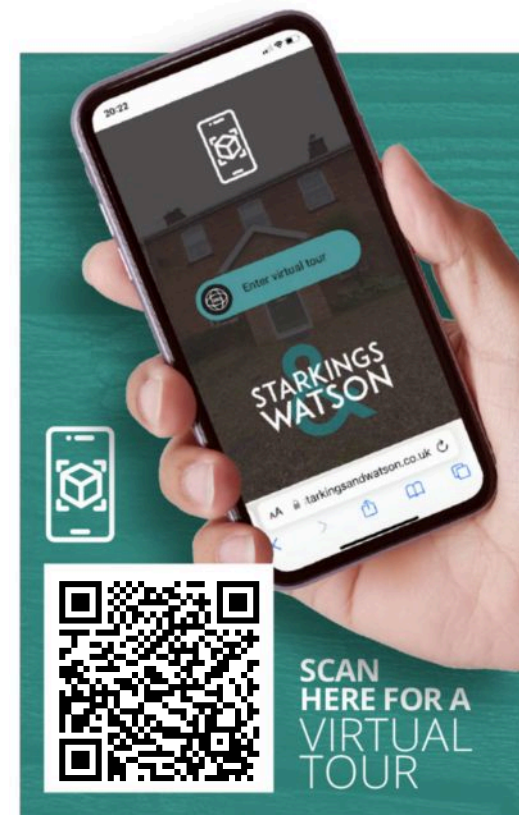
What3Words : ///setting.giants.plod

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property

AGENTS NOTES

The property sits on an un-adopted road.



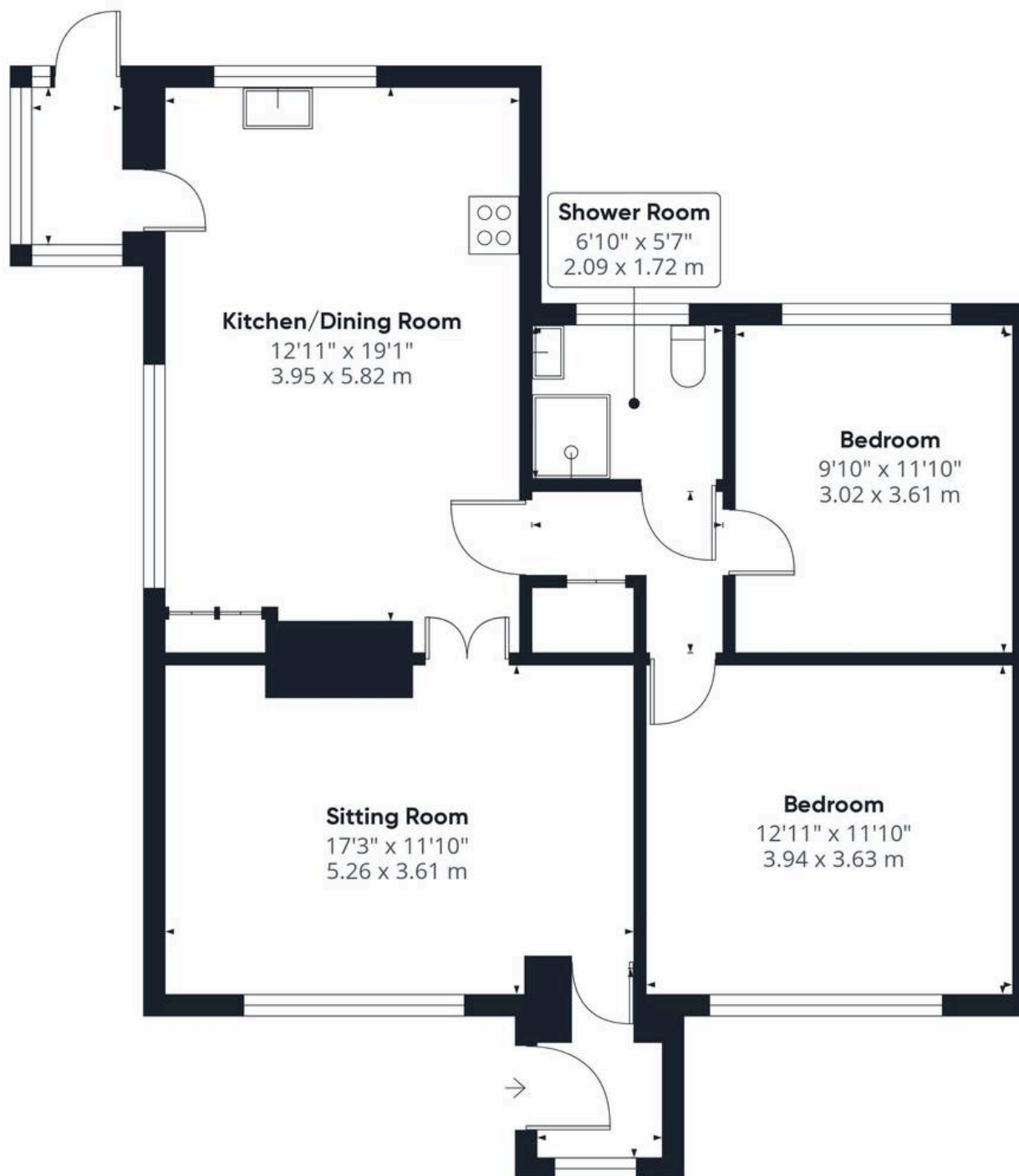




THE GREAT OUTDOORS

Finished in a low maintenance style including areas of patio seating and shingle, hedging and timber panel fencing encloses the boundaries. Various planting and shrubbery can be found dotted around the garden, with potential to remodel the space. The garage structure offers an adjoining workshop with double doors to front, power and lighting.





Approximate total area⁽¹⁾

853.36 ft²

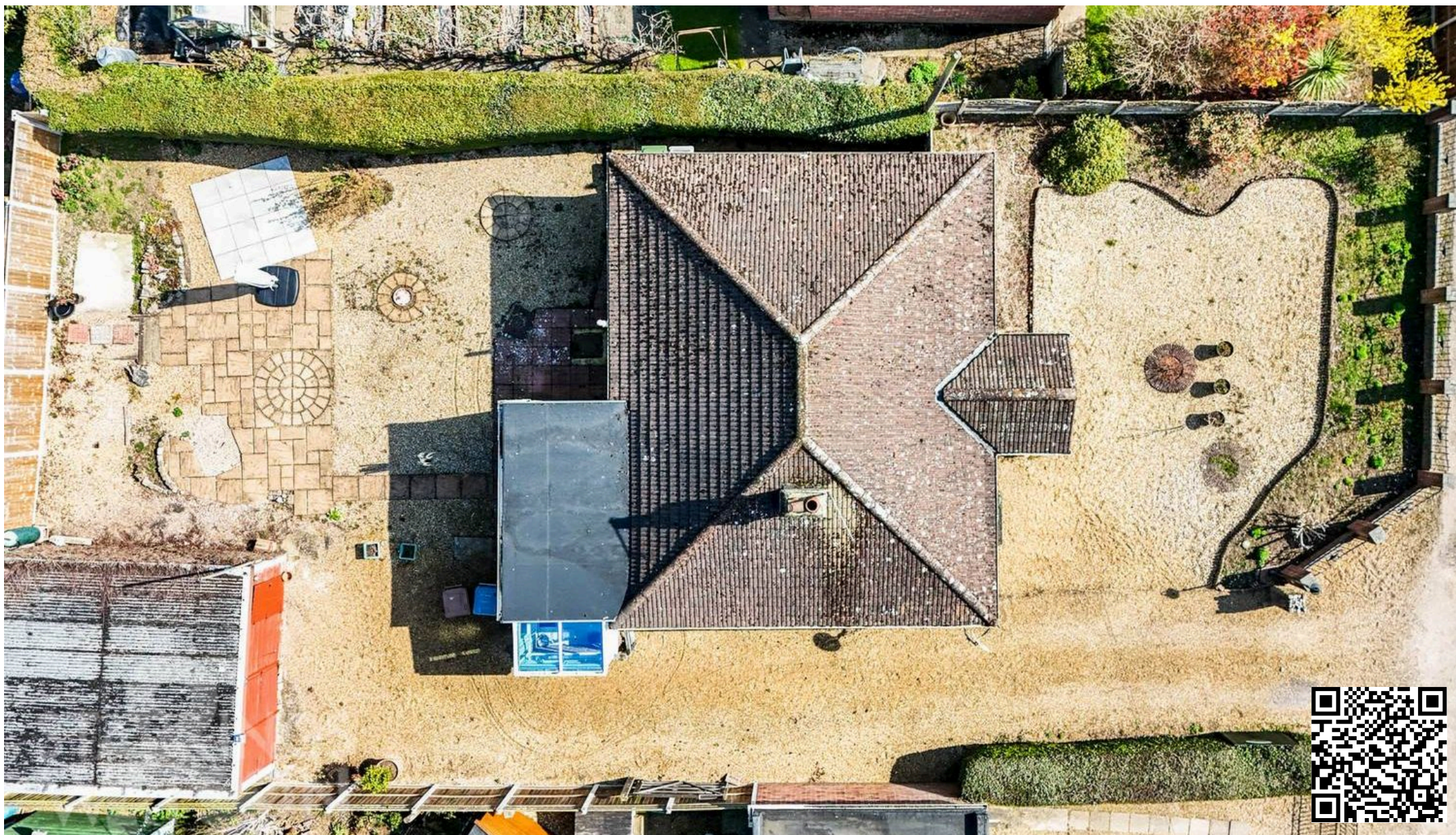
79.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.