



- Bay Fronted Detached Bungalow
- Non Estate Position
- Popular Village Location
- 3 Bedrooms

- Large South-Facing Garden
- Driveway For 5/6 Vehicles
- Carport & Garage
- NO CHAIN!

Woodlands, Fiskerton Road, Reepham, LN3 4EB,  
£275,000





**LARGE SOUTH-FACING GARDEN!** Starkey&Brown is pleased to offer for sale this detached bay fronted bungalow which stands upon a substantial plot within the ever popular village of Reepham. The property is in excellent repair, although its currently traditional decoration could benefit from some cosmetic modernisation, it offers fantastic potential and ample space to further extend the property subject to the necessary planning permissions. Accommodation briefly comprises a spacious entrance hallway, 172" lounge, dining room, kitchen, 14'4" conservatory, 3 bedrooms and shower room. Outside, the property has ample parking space for at least 5/6 vehicles, carport, garage and a large south-facing garden to the rear which offers an excellent degree of privacy. The property is being offered for sale with no chain. Call today to view. Council tax band: C. Freehold.



### Entrance Hallway

Having double uPVC front entrance doors, radiator, covered ceiling and access to part boarded loft.

### Lounge

17' 2" into bay x 12' 0" (5.23m x 3.65m)

Having open fireplace with tiled hearth and brick built surround, walk-in bay window to front aspect, radiator, coved ceiling, wall lights and archway into:

### Dining Room

12' 0" x 6' 7" (3.65m x 2.01m)

Having radiator and coved ceiling.

### Kitchen

11' 1" max x 12' 0" max (3.38m x 3.65m)

Having a range of base units, stainless steel sink unit, space for a range of appliances, cupboard housing Worcester Bosch combination condensing central heating boiler (installed approximately 2019 and serviced annually), pantry, radiator and uPVC door into:

### Conservatory

14' 4" x 7' 8" (4.37m x 2.34m)

Having plumbing for washing machine, a range of base units with work surfacing over and a uPVC door overlooking the rear garden.

### Bedroom 1

14' 0" into bay x 12' 0" (4.26m x 3.65m)

Having walk-in bay window to front aspect, built-in wardrobes, radiator and coved ceiling.

### Bedroom 2

12' 2" x 11' 9" (3.71m x 3.58m)

Having radiator and coved ceiling.

### Bedroom 3

9' 0" x 7' 6" min (2.74m x 2.28m)

Having radiator.

### Shower Room

Having 3 piece suite comprising corner tiled shower cubicle with electric shower appliance, pedestal wash hand basin, low level WC, tiled effect vinyl flooring, radiator, coved ceiling and linen cupboard.

### Outside Front

To the front of the property there is an established and generous sized garden area comprising lawn with a variety of plants, shrubs and trees, outside lighting, concrete driveway and turning area with space for at least 5/6 vehicles which extends to the side of the property into carport and leading into garage, secure gate at side leading to rear garden.

### Garage

15' 6" x 8' 7" (4.72m x 2.61m)

Being of brick built construction and having up and over door, power and light.

### Outside Rear

To the rear of the property there a large south-facing garden which offers an excellent degree of privacy being mainly laid to lawn with orchard area to include a variety of fruit trees, an additional range of established flowers, plants, shrubs and trees, outdoor covered seating area, cold water tap, garden pond and garden shed.

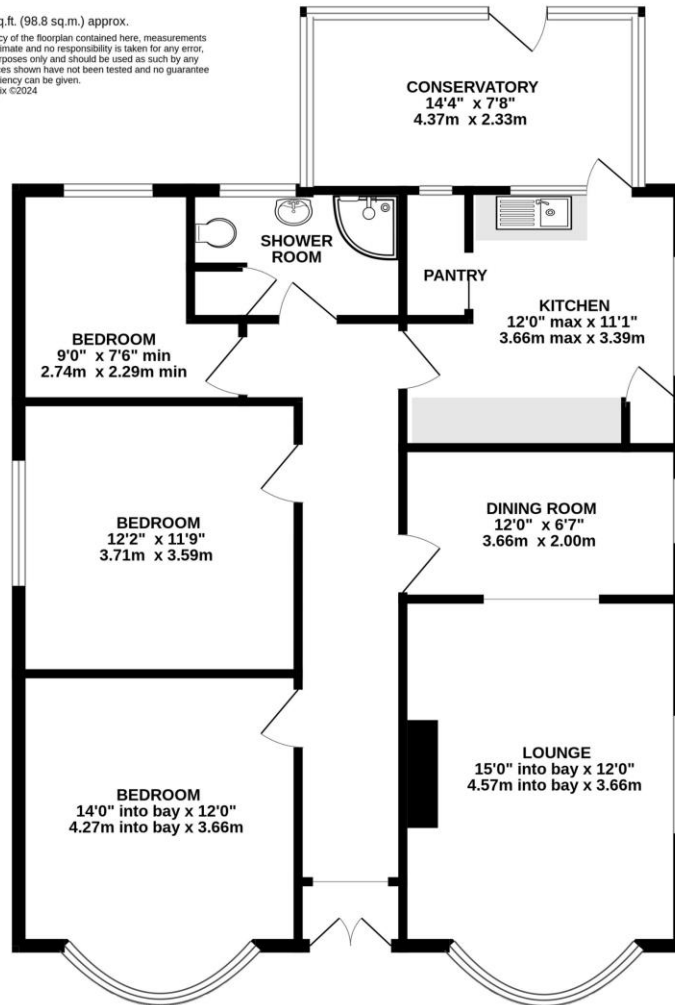




**GROUND FLOOR**  
1063 sq.ft. (98.8 sq.m.) approx.

TOTAL FLOOR AREA : 1063 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Information:  
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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