

**Aldreds**  
Estate Agents



Forge Bungalow The Street, Lessingham, NR12 0DG

£375,000



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# Forge Bungalow The Street

Lessingham, Norwich, NR12 0DG

- Spacious Detached Bungalow
- Delightful Non-Estate Position
- Three Bedrooms
- Oil Central Heating
- No Onward Chain
- Generous Plot of Approx 0.25 Acre (STMS)
- Lovely Meadow Views to Rear
- Double Aspect Kitchen Diner
- Well Presented Throughout
- Must View to Appreciate!

Aldreds are delighted to offer this spacious three bedroom detached bungalow situated in a generous plot of approximately 0.25 acre (stms), within the rural village Lessingham, ideally located for those looking for a property just inland from the coast and within touching distance of the Broads. This well presented home offers much potential for further development, subject to any required planning permissions. The accommodation includes an entrance hall, lounge, a spacious kitchen/diner, lean-to conservatory, three bedrooms and a shower room.

The property offers oil fired central heating, uPVC sealed unit double glazed windows, spacious driveway parking, garage, and a lovely garden with outbuilding and wonderful meadow views beyond. Offered with no onward chain, early internal viewing is highly recommended to appreciate.

£375,000



## Entrance Hall

Obscure glazed entrance door with glazed side panel, radiator, two built-in cupboards, loft access, thermostat, power point, walk-in cupboard (formally a separate w.c.), doors leading off;

## Lounge 15'10" x 12'3" at max (4.83m x 3.74m at max)

Windows to front and side aspects, two radiators, power points, telephone point, television point, electric coal effect fire on a stone hearth.

## Kitchen/Diner 15'4" x 9'9" (4.68m x 2.98m)

Windows to side and rear, radiator, a range of fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel double sink drainer with mixer tap, plumbing for washing machine, space for cooker and fridge-freezer, airing cupboard housing hot water cylinder with immersion heater, built-in cupboard, part glazed door to;

## Lean-To Conservatory 9'10" x 6'6" (3m x 2m)

Of an aluminium construction, sliding doors to rear garden.

## Bedroom 1 14'8" reducing to 13'2" x 10'3" (4.49m reducing to 4.02m x 3.14m)

Window to front aspect, radiator, power points, built-in wardrobe.







### Bedroom 2 11'1" x 10'11" (3.39m x 3.34m)

Window to rear aspect, radiator, power points, built-in wardrobe.

### Bedroom 3 11'7" reducing to 9'2" x 7'8" at max (3.54m reducing to 2.8m x 2.36m at max)

Window to front aspect, radiator, power points.

### Shower Room

Obscure glazed window to rear aspect, fully tiled walls and floor, heated towel rail, white suite comprising of pedestal hand wash basin, low level w.c., tiled shower cubicle.

### Outside

The property occupies a generous plot, with a brick weave driveway, extending to a shingled drive and parking area which leads round to the far side of the property and onto a garage.

### Garage 19'8" x 9'8" (6m x 2.97m)

Front facing up and over door, side service door, side and rear facing windows, power and lighting.

### Gardens

The property occupies a generous plot of approximately 0.25 acre (STMS) with delightful mature gardens, nicely enclosed, laid to lawn, with a patio area to the rear of the property, extending to the rear of the garage with greenhouse and barbecue area. The rear garden backs on to open meadows beyond a small drainage dyke allowing a wonderful view. External oil fired boiler for hot water and central heating, uPVC oil storage tank.

### Directions

Leave Stalham on the Ingham Road. Upon reaching the Ingham Swan restaurant, bear left into Long Lane, continue for approximately a mile towards Ingham Corner, turning left on the bend and proceed towards Lessingham. On reaching The Street, Lessingham, proceed through the village where the can be found on the right hand side, just before the right hand turning into Heath Road, located by our FOR SALE board.





### Garden Outbuilding 15'9" x 7'11" at max (4.81m x 2.42m at max)

Glazed entrance door, windows to front, side and rear aspects and three adjoining garden stores.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

North Norfolk District Council - Band: 'C'

### Location

Lessingham is a delightful rural village, located just inland from the coast near Eccles on Sea and Sea Palling. The village offers a popular Public House, the Lessingham Star, the beautiful thatched All Saints Church, School and Bus Service. The village is approximately three miles from the Broadland Town of Stalham, where facilities include a variety of Shops, Tesco Supermarket, Health Centre, Primary and High Schools. Stalham lies on the upper reaches of the River Ant, part of the Norfolk Broads network.

### Reference

PJL/S9988





## Floor Plans



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089  
if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

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## Location Map



## Energy Performance Graph

