



Lincoln Way, Thetford, IP24 1DG

welcome to

Lincoln Way, Thetford

A great family home is on offer here! This spacious and well presented mid-terraced home offers three good sized bedrooms, a four-piece family bathroom, light & spacious rooms, modern fittings, an enclosed rear garden & a garage with off road parking, making it an ideal buy!



Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road and rail links direct to both Cambridge and Norwich, convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is criss-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to the first floor landing and radiator.

Downstairs Cloakroom

With W.C, wash hand basin and window to front.

Living Room

14' 10" x 13' 5" (4.52m x 4.09m)

With TV point, door to rear garden and two radiators.

Kitchen

16' 3" x 8' 6" (4.95m x 2.59m)

With a range of fitted kitchen units at wall and base level with work surface over, stainless steel sink unit with mixer tap over, space and plumbing for washing machine, space and plumbing for dishwasher, space and point for oven and window to front.

First Floor Landing

With access to the loft space and built in airing cupboard.

Bedroom One

13' 1" x 8' 6" (3.99m x 2.59m)

With built in wardrobe, window to front and radiator.

Bedroom Two

13' 1" x 8' 5" (3.99m x 2.57m)

With window to rear and radiator.

Bedroom Three

11' 1" x 6' 3" (3.38m x 1.91m)

With window to rear and radiator.

Bathroom

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over, bath unit and window to front.

Outside

To the rear, the garden is largely laid to artificial lawn with a decking area and gate to the rear.



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welcome to

Lincoln Way, Thetford

- Mid-Terraced Home
- Light and Spacious Accommodation
- Three Good Sized Bedrooms
- Modern Four Piece Bathroom & Downstairs Cloakroom
- Garage and Off Road Parking
- Enclosed Rear Garden
- Sold with No Chain!
- A Great Family Home

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107761 - 0002

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