



Lawsons
ESTATE AGENTS

14 Gallants Lane, East Harling
Guide Price **£155,000**

14 Gallants Lane

East Harling, NR16 2NQ

Lawsons Estate Agents are pleased to welcome to the market this 3-bedroom semi-detached house. Situated in a highly sought-after area, the accommodation briefly comprises of; a porch, lounge, kitchen / diner, three bedrooms, and a family shower room. Call now to arrange a viewing and secure this exceptional property before it's gone.

Council Tax band: B

Tenure: Freehold

- THREE BEDROOM
- SEMI-DETACHED HOUSE
- ENCLOSED REAR GARDEN
- LOUNGE
- HIGHLY SOUGHT AFTER LOCATION
- SHOWER ROOM
- GARAGE & DRIVEWAY
- GAS HEATING
- KITCHEN / DINER
- CALL NOW TO VIEW!

Porch

5' 11" x 3' 8" (1.80m x 1.12m)

Windows to both sides and front, with carpet flooring and door to lounge.





Lounge

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

Window to front, feature log burner with surround, built-in storage and shelving, with radiator, carpet flooring, and opening to kitchen / diner.

Kitchen / Diner

14' 6" x 8' 3" (4.43m x 2.52m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, wall mounted gas fired boiler, integrated electric oven and gas hob with cooker hood over, and dishwasher, space for washing machine, with tiled flooring, doors to downstairs storage cupboard and rear lobby, and stairs to first floor landing.

Lobby

8' 10" x 3' 1" (2.68m x 0.95m)

Radiator, tile effect vinyl flooring, and doors to family shower room and rear garden.

Shower Room

8' 7" x 5' 7" (2.61m x 1.69m)

Frosted window to rear, electric shower, low level W/C, wash basin with individual taps and tiled splashback over, with radiator, and tiled flooring.

First Floor Landing

8' 2" x 10' 0" (2.48m x 3.06m)

Doors to all bedrooms, with carpet flooring.

Bedroom 1

8' 11" x 13' 0" (2.71m x 3.97m)

Window to front, built-in wardrobes and storage, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 2

8' 7" x 9' 3" (2.62m x 2.81m)

Window to rear, radiator, and carpet flooring.



Bedroom 3

9' 0" x 6' 11" (2.75m x 2.10m)

Window to rear, radiator, and carpet flooring.

Garage

8' 8" x 14' 1" (2.63m x 4.28m)

Up and over door to front, with mains power and lighting connected, and single door to rear garden.

Front Garden

Mainly laid to shingle, with door to porch, side gate to the rear garden, and driveway leading to the garage.

Rear Garden

Mainly laid to lawn, with shingle area, mature shrubs, and side access gate to the front.

Parking

The property benefits from a shingle driveway to the front of the garage providing off-road parking.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,698.32 per annum for 2024/25.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

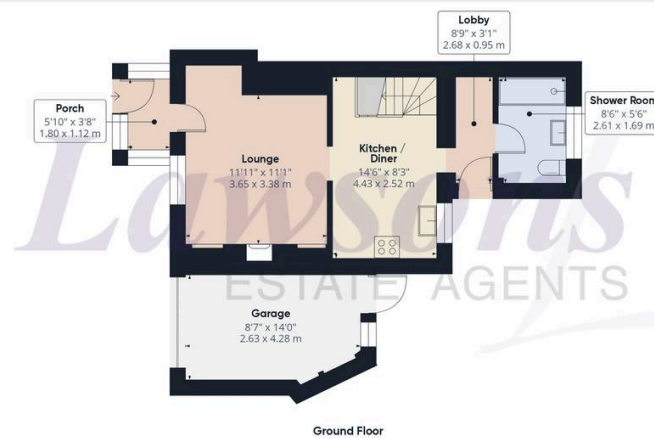
No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

Lawsons Estate Agents

34 King Street, Thetford, IP24 2AP

01842 755422 – sales@lawsonsestateagents.co.uk

www.lawsonsestateagents.co.uk



Ground Floor



Floor 1

Approximate total area⁸

805.25 ft²

74.81 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 are based on RICS IPMS 3C standard.

QIRAFFE 360

