

FREEHOLD



Bungalow - Semi Detached

54 ELM ROAD,  
LINGWOOD, NR13  
4TG

Price Guide

£240,000

### FEATURES

- No onward chain
- Semi detached bungalow
- Extended garage with inspection pit
- Cul de sac location
- Two bedrooms
- Lounge/dining room
- Encloser rear garden
- Generous driveway



# 2 Bedroom Bungalow - Semi Detached located in Lingwood

Nestled on the charming Elm Road in Lingwood, this delightful semi-detached bungalow offers a perfect blend of comfort and practicality.

Upon entering, you are welcomed into the hallway which leads on to the bright and airy lounge/dining room, which serves as the heart of the home.

This versatile space is perfect for both relaxation and entertaining, providing a warm atmosphere for family gatherings or quiet evenings in. The well-appointed layout ensures that every corner of the bungalow is utilised effectively.

The property boasts a tandem length garage, complete with an inspection pit, offering ample storage and the potential for a workshop or hobby space. Additionally, the driveway accommodates multiple vehicles, ensuring convenience for residents and guests alike.

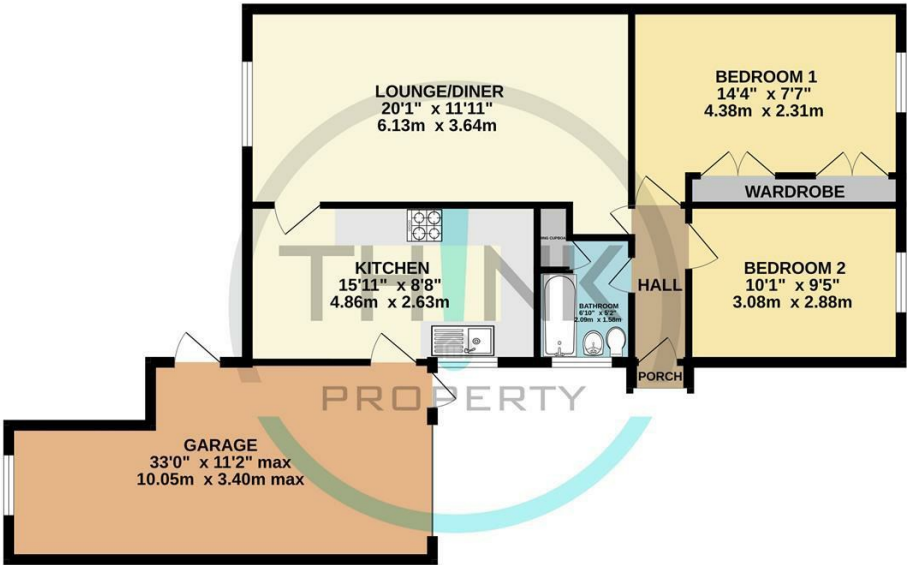
Step outside to discover a private enclosed rear garden, a tranquil retreat where you can enjoy the outdoors in peace. This space is perfect for gardening enthusiasts or simply

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Council Tax Band  
B

GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

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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