



10 Bakery Lane

Guide Price: £225,000-£250,000

A well-presented two-bedroom semi detached bungalow situated in the sought-after village location of Lyng. This property benefits from some recent updating and is ideal for someone looking to downsize.

As you enter there is a L-shaped entrance hall with a storage cupboard, adjacent is a recently re-fitted kitchen with a range of fitted matt units with integrated oven and hob plus recess for other appliances; Next there is a spacious living room with a feature fireplace. Further on, there are two bedrooms of which each benefit from fitted wardrobes with one being double and another single sized, these rooms are serviced by a shower room suite comprising of a walk-in double shower plus low-level flush WC and pedestal wash basin.

Outside, to the front, is off-street parking for several vehicles with own drive to garage plus a patio area to front that could be made into additional parking. To the rear, is a easy to maintain secluded garden with railed steps to laid grass, flower beds and shed.

The property has also benefited from some recent electrical work with a recently installed fuse board. Offered for sale with no onward chain.

Services

Oil central heating. Mains water, drainage and electricity are connected.



Situation

Lyng is a large well served village nestling in the Wensum Valley with an excellent village school, shop, public house, garage and many other amenities and is also set within the Reepham High School catchment area.

Directions

To find the property leave Reepham Market Place via School Road and continue out of the town, at the T-junction turn right signposted Fakenham, after a short distance bear left signposted Lyng. Proceed into the village passed the Fox Public House and take the 3rd turning left into Heath Road, turn right into Bakery Lane where the property will be seen at the end of the cul-de-sac with a 'For Sale' board erected for ease of identification.

For further information and to arrange your viewing, please contact our friendly and professional staff.

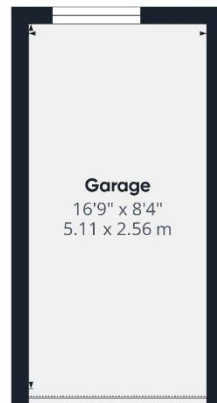
This property is being marketed by our Dereham office and the property reference is AR0209.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
697 ft²
64.8 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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