



### **Skipper Loke, Narborough, Kings Lynn, PE32 1WE**

Modern two bedroom semi-detached house located in the popular village of Narborough. The property offers, cloakroom, kitchen/breakfast room, two double bedrooms, gardens and parking.

Viewing recommended!

**Price £200,000 Freehold**



**Agent's Note**

EPC rating C77 (Full copy available on request)  
Council tax band B (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Semi-Detached Modern Two Bedroom House
- Kitchen/Breakfast Room
- Parking and Enclosed Garden
- Energy Efficiency Rating C77
- Popular Village Location
- Gas Centrsl Heating and UPVC Double Glazing

Situated in the popular village of Narborough, Longsons are delighted to bring to the market this modern two bedroom semi-detached house. The property offers two double bedrooms, garden, parking, kitchen/breakfast room, UPVC double glazing and gas central heating.

Briefly the property offers entrance hall, lounge, kitchen/breakfast room, cloakroom, two double bedrooms, bathroom, gardens, parking, gas central heating and UPVC double glazing.

**NARBOROUGH**  
Narborough is situated just off the A47 between King's Lynn & Swaffham. The Village has a primary school, Cantonese Restaurant, church, fishing lakes, community centre with playing field and separate sports & social Club. The River Nar passes through the village offering renowned chalk stream trout fishing and beautiful river walking including the picturesque Nar Valley Way which continues through to Castle Acre and beyond. There are also bus services to Swaffham & King's Lynn.

**Entrance Hall**

Composite door to front, tiles to floor, stairs to first floor, radiator.

**Lounge**

**15'1" (4.6m) x 9'5" (2.87m)**  
Under stairs cupboard, UPVC double glazed window to front, radiator.

**Kitchen/Breakfast Room**

**12'7" (3.84m) x 8'0" (2.44m)**  
Fitted kitchen units to walls and floor, work surface over, stainless steel one and a half sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor fan over, space and plumbing for washing machine, space for upright fridge/freezer, tiles to floor, UPVC double glazed French doors opening to rear garden, radiator.

**Cloakroom**

Hand wash basin, WC, obscure glass UPVC double glazed window to front, tiles to floor, radiator.

**Stairs and Landing**

Loft access.

**Bedroom One**

**12'7" (3.84m) x 8'1" (2.46m)**  
UPVC double glazed window to rear, radiator.

**Bedroom Two**

**12'8" (3.86m) x 8'6" (2.59m)**  
Built-in cupboard, UPVC double glazed window to front, radiator.

**Bathroom**

Bath with glass shower screen and shower attachments, hand wash basin, WC, towel radiator, extractor fan, obscure glass UPVC double glazed window to side.

**Outside Front**

Brickweave driveway providing parking for two vehicles, area laid to lawn pathway leading to front door, gated access to rear garden.

**Rear Garden**

Paved patio area, area laid to lawn, wooden fence to perimeter, wooden shed, gated access to front.

