




# Old Vicarage Park, Narborough, Kings Lynn, PE32 1TF

A very well-presented and modern two bedroom detached bungalow situated in popular village location of Narborough. The property offers lounge, kitchen, conservatory, two bedrooms, as well as gardens to front and rear, freestanding wood burner, shower room, garage and oil fired central heating.

## Price £240,000 Freehold

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Situated on a quiet development within the popular rural village of Narborough, Longsons are thrilled to bring to the market this well-presented, two bedroom detached bungalow. The property hosts a modernly designed lounge with a freestanding wood burning stove, separate kitchen with a range of integrated appliances, two bedrooms, gardens to front and rear, plenty of off-road parking, as well as gas central heating and UPVC double glazing throughout.

Viewing is highly recommended.

Briefly, the property offers, porch, hallway, lounge, two bedrooms, kitchen, bathroom, conservatory, gardens to front and rear, garage, driveway, oil fired 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 and King`s Lynn.

## Porch
UPVC double glazed windows and entrance door to front, UPVC double glazed door through to hallway.

## Entrance Hall
Obscure entrance door to front, access to both bedrooms, lounge, bathroom and kitchen, loft access, radiator.

## Lounge
**13'1" (3.99m) x 11'6" (3.51m)**
Wood burning stove, UPVC double glazed windows to front and side, radiator.

## Kitchen
**12'2" (3.71m) x 11'5" (3.48m)**
Fitted cabinets to wall and floor, laminate work surface over, inset composite one and a half bowl sink with spring neck mixer tap and drainer, integrated fridge/freezer, integrated fan oven and ceramic hob with extractor hood over, space and plumbing for washing machine, UPVC double glazed window and door to conservatory, radiator.

## Bedroom One
**10'9" (3.28m) x 10'4" (3.15m)**
UPVC double glazed windows to front, radiator.

## Bedroom Two
**9'6" (2.9m) x 9'3" (2.82m)**
UPVC double glazed windows to rear, radiator.

## Bathroom
Suite comprising bath with waterfall shower over, hand wash basin with fitted cabinet beneath and WC, obscure UPVC double glazed window to rear, ceiling mounted extractor fan, chrome finish towel radiator.

## Conservatory
**10'1" (3.07m) x 6'10" (2.08m)**
UPVC double glazed windows and French doors to rear garden, radiator.

## Garage
**17'5" (5.31m) x 8'3" (2.51m)**
Up and over door to front, space for tumble dryer, electric power and lights.

## Front of Property
Front garden laid to lawn, driveway laid to pavement and shingle, ample space for multiple vehicles, access to garage, gated access to rear garden, outside lighting.

## Rear or Property
Garden laid to lawn, fences to perimeter, patio laid to stone tiles providing ample space for outside furniture, walkway laid to shingle leading to gated side access, UPVC double glazed French doors to conservatory, access to external oil boiler and oil tank, outside tap.

## Agent`s Notes
EPC rating D62 (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.

- Well-Presented Detached Bungalow
- Popular Village Location, Easy Access to A47
- Two Bedrooms
- Energy Efficiency Rating D62
- Conservatory and Enclosed Rear Garden
- Garage and Off-Road Parking









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