

Lawsons
ESTATE AGENTS

48 Lime Kiln Lane, Thetford

£190,000

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Thetford, IP24 2BU

Two-bedroom semi-detached house, ideally situated close to local amenities and offering easy access to the A11 and A134, making it perfect for commuters and families alike. The property features a spacious lounge and dining area, creating a welcoming atmosphere for relaxing or entertaining guests. The property also benefits from a family bathroom and convenient downstairs W/C. Additional highlights include gas heating for year-round comfort and a practical layout that maximises both living and storage space. Furthermore, the property offers a garage and driveway, providing parking and extra storage solutions. With its superb location, this home is an excellent opportunity for those seeking comfort and convenience. Early viewing is highly recommended - call now to arrange your appointment and secure this fantastic property.
Council Tax band: B

Tenure: Freehold

- TWO BEDROOMS
- SEMI DETACHED HOUSE
- GARAGE & DRIVEWAY
- CLOSE TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- LOUNGE / DINER
- EASY ACCESS TO THE A11 & A134
- FAMILY BATHROOM & DOWNSTAIRS W/C
- GAS HEATING
- CALL NOW TO ARRANGE A VIEWING!













Hallway
5' 11" x 14' 9" (1.80m x 4.50m)
Doors to lounge / diner, W/C, and understairs storage cupboard, with opening to kitchen, radiator, carpet flooring, and stairs to first floor landing.

Kitchen
7' 10" x 11' 11" (2.40m x 3.64m)
Window to front, Matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, with space for freestanding fridge / freezer and washing machine, and vinyl flooring.

Lounge / Diner
14' 1" x 11' 5" (4.29m x 3.47m)
Feature gas fireplace, with radiator, carpet flooring, and patio door to the rear garden.

W/C
5' 8" x 2' 9" (1.73m x 0.83m)
Low level W/C, wash basin with individual taps over, with partial wall tiling, and vinyl flooring.

First Floor Landing
6' 7" x 3' 8" (2.01m x 1.12m)
Doors to both bedrooms, family bathroom, and airing cupboard housing the gas fired boiler, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1
10' 8" x 14' 10" (3.26m x 4.52m)
Window to front, built-in wardrobes, with radiator, and carpet flooring.

Bedroom 2
7' 4" x 11' 6" (2.23m x 3.51m)
Window to rear, with radiator, and carpet flooring.

Bathroom
6' 7" x 5' 6" (2.00m x 1.68m)
Window to rear, bath unit with individual taps and separate mixer tap shower over, low level W/C, wash basin with individual taps over, with partial wall tiling, radiator, and tile effect vinyl flooring.

Garage
9' 0" x 17' 3" (2.74m x 5.26m)
Up and over door to front, mains power and lighting connected, with window and single door to the rear.

Front Garden

Low level wall to front and both sides, mainly laid to decorative shingle, with steps leading to the front door.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with pathways leading to the garage, and patio area.

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

Agents Note
This property falls under a band B for the local council tax and costs approximately £1,955.87 per annum for 2026/27. Please note the property is currently occupied by a tenant. For further information, please contact the office.



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.

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