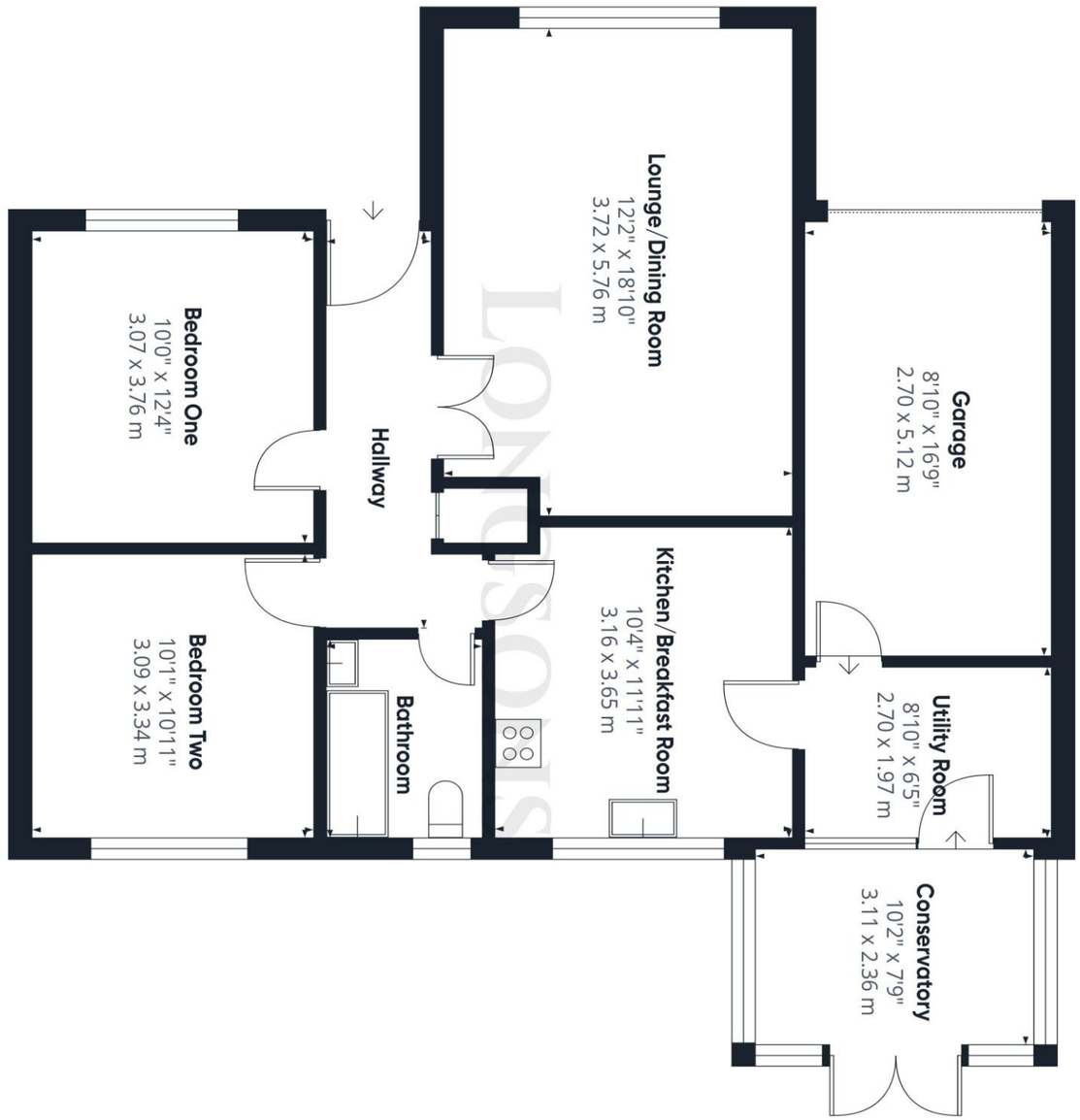


LONGSONS

## 26 Hallfields, Shouldham, Kings Lynn, PE33 0DN

Detached two bedroom bungalow situated in the popular village of Shouldham. The bungalow offers lounge/dining room. kitchen/breakfast room, garage, gardens, ample parking, conservatory, utility room, double glazing.
Offered Chain Free!

**Price £250,000 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
https://www.longsons.co.uk

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
https://www.longsons.co.uk

Situated in the popular village of Shouldham, Longsons are delighted to bring to the market this detached two bedroom bungalow. The property offers utility room, garage, gardens, ample parking, conservatory, and double glazing.

Briefly the property offers entrance hall, lounge/dining room, kitchen/breakfast room, utility room, conservatory, bathroom, garage, front and rear garden, off-road parking, double glazing, electric storage heating.

SHOULDHAM
Shouldham is a picturesque village with a pretty green and playing field, approximately 9 miles south of Kings Lynn and only a 15-minute drive to nearby Downham Market; both of which offer a wide range of amenities. Watlington Train Station is only 5 miles away, which accessed by country roads with very little traffic, offers direct rail links to London via Cambridge. The village offers a range of amenities, including a Primary School (rated as `Outstanding` by Ofsted), a popular community-owned pub & restaurant, post office, village hall, social club and church. Nearby, Shouldham Warren is a 500 acre wooded area with tracks and paths, which is popular with walkers and horse riders.

**Entrance Hall**
Wooden double glazed door to front, loft access, electric storage heater.

**Lounge/Dining Room**
**18'10" (5.74m) x 12'2" (3.71m)**
Double glazed window to front, electric storage heater.

**Kitchen/Breakfast Room**
**11'11" (3.63m) x 10'4" (3.15m)**
Fitted units to walls and floor, worksurface over, tiled splashbacks, ceramic one and half sink unit with mixer tap and drainer, fitted double electric oven, double glazed window to rear, electric storage heater.

**Utility Room**
**8'10" (2.69m) x 6'5" (1.96m)**
Space and plumbing for washing machine and tumble dryer, double glazed window to rear, door leading to conservatory, personnel door leading to garage.

**Conservatory**
**10'2" (3.1m) x 7'9" (2.36m)**
UPVC conservatory, French doors leading to rear garden.

**Bedroom One**
**12'4" (3.76m) x 10'0" (3.05m)**
Fitted wardrobes and cupboards, double glazed window to front, electric storage heater.

**Bedroom Two**
**10'11" (3.33m) x 10'1" (3.07m)**
Fitted wardrobes, double glazed window to rear, electric storage heater.

**Bathroom**
Bath, hand wash basin fitted within cabinet, WC, obscure glass double glazed window to rear, electric storage heater.

**Front Garden**
Mainly laid to lawn with driveway leading to single garage providing off-road parking, chain fence to perimeter, path leading to covered front door, outside light, gated access to rear.

**Garage**
**16'9" (5.11m) x 8'10" (2.69m)**
Up and over door to front, personnel door leading to utility room.

**Rear Garden**
Area laid to paving, area laid to lawn, plants and trees to beds and borders, wooden garden shed, wooden fence to perimeter, gated access to front.

**Agent`s Note**
EPC rating D57 (Full copy available on request)
Council tax band C (Own enquiries should be made via Kings Lynn & West Norfolk Council)
It is understanding the trees in the rear garden are protected by preservation orders and therefore any work would need local authority permission.

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.

- Detached Two Bedroom Bungalow
- Popular Village Location
- Kitchen/Breakfast Room and Utility
- Energy Efficiency Rating D57
- Lounge/Dining Room and Conservatory
- Gardens, Garage and Off-Road Parking
- Offered Chain Free!