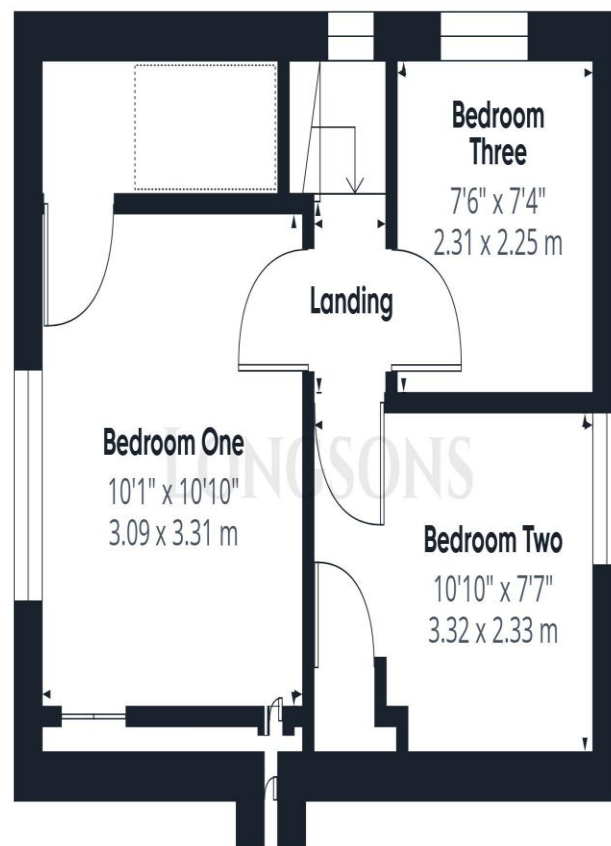


Floor 0



Floor 1



Spinners Lane, Swaffham, PE37 7LU

Chain Free! Three bedroom semi-detached house providing open plan lounge/dining area, kitchen and bathroom, off-road parking and enclosed rear garden located within close proximity of Swaffham town centre. The property offers gas central heating and UPVC double glazing.

Offers in the Region of £200,000 Freehold



Bathroom
6'10" (2.08m) x 5'6" (1.68m)

Ceramic bathtub with shower unit over, ceramic sink, WC, obscure glass UPVC double glazed window to rear, towel radiator.

Landing

UPVC double glazed window to side, loft access.

Bedroom One
10'10" (3.3m) x 10'1" (3.07m)

Radiator, UPVC double glazed window to front, three separate built-in storage cupboards.

Bedroom Two
10'10" (3.3m) x 7'7" (2.31m)

Radiator, UPVC double glazed window to rear, airing cupboard.

Bedroom Three
7'6" (2.29m) x 7'4" (2.24m)

Radiator and UPVC double glazed window to side.

Front Garden

Laid to shingle with ample parking space for at least two vehicles. Gated access leading to the rear.

Rear Garden

Half laid to shingle. other half to lawn, wooden garden shed, wooden fence panels to perimeter, gated access to the front.

Agent's Note

EPC rating D (Full copy available on request)
 Council tax band D (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 Three Bedroom House
- Popular Town Centre Location
- UPVC Double Glazing and Gas Central Heating
- Energy Efficiency Rating D66
- Gardens and Parking
- Chain Free!

Longsons are delighted to bring to the market this well presented three bedroom semi-detached property in Spinners Lane in the popular town of Swaffham.

Conveniently situated within easy reach of Swaffham town centre, the property offers three bedrooms, lounge/dining area, off-road parking, gardens, gas central heating and UPVC double glazing.

Briefly the property offers lounge/dining room, kitchen, utility, bathrooms, three bedrooms, off-road parking, gardens, gas central heating and UPVC double glazing.

Swaffham Swaffham, situated in the heart of Norfolk, is a sought-after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes.

This vibrant town is well-served, offering amenities like a Waitrose,

Tesco and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free parking, as well as three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Entrance Hall
3'10" (1.17m) x 3'1" (0.94m)

Providing stairs to first floor. radiator, composite glazed front door.

Lounge/Dining Area
21'4" (6.5m) x 12'0" (3.66m)

Open plan, two radiators, UPVC double glazed window to front, understairs storage, further built-in storage and UPVC double glazed window to rear.

Kitchen
7'9" (2.36m) x 6'10" (2.08m)

Cabinets to floor and wall, tiled splashback, free standing electric cooker with ceramic hob, extractor fan over, UPVC double glazed window to side, insert stainless steel sink unit with mixer tap and integrated drainer, space and plumbing for washing machine.

Utility Room
6'11" (2.11m) x 5'2" (1.57m)

Space for upright fridge/freezer, UPVC double glazed door and window to side, towel radiator.

