

LANDLES



79 Common Road | Runcion Holme | King's Lynn



The extended, Detached 2 Bedroom bungalow of deceptively spacious proportions located on a rural lane in the village of Runcion Holme, between King's Lynn & Downham Market.
Large former pool room extension – Overall Approx 2,300sq.ft.
Offered to the market with No Onward Chain.

Purchase Price £315,000

Folio: C/522ts





- Entrance Hall
- Living Room / Diner
- Kitchen & Utility Room
- 2 Double Bedrooms
- Shower Room



- Bar & Storage Rooms
- Former Swimming Pool - Now Re-Purposed as Games / Hobby Rooms
- Gym Room & Shower Room
- No Onward Chain

Runcion Holme is a small village located between King's Lynn and Downham Market affording convenient access to the A10 trunk road. The village benefits from a Primary School and Social Club with further amenities in the neighbouring villages of Watlington and Stowbridge, including butchers, farm shop, restaurants, doctors surgery and train station on the line from King's Lynn to London Kings Cross. The nearby towns of Downham Market and King's Lynn benefit from a range of national and independent retailers and eateries, with large superstores on the Hardwick Retail Park, only a 7 mile drive away. **79 Common Road** is a deceptively spacious, extended 2 bedroom bungalow set on a rural lane providing flexible accommodation with much potential. The main bungalow comprises an l-shaped living room / diner with kitchen, utility room, 2 generous bedrooms and a shower room modernised within recent years. Forming part of a later extension, there are a further two hobby/games rooms, a gym room, bar and separate shower room. The hobby/games rooms were originally one large room, now separated by partition work, which formed an indoor pool room. The pool remains in situ, unused and covered over by flooring. Extending to almost 900sq.ft, this poses much potential for re-modelling to suit a variety of uses or potential conversion into additional living accommodation, subject to planning.

Entrance Hall

With UPVC & double glazed entrance door with glazed side panel, radiator, BT telephone point, loft hatch, skirting & coving.

Bedroom 1 17' 9" x 11' 5" (5.41m x 3.48m)

Dual aspect with UPVC bow windows, 2x radiators with TRV's, television aerial point, skirting & coving.

Bedroom 2 16' 3" x 9' 10" (4.95m x 3m)

With UPVC bow window, radiator with TRV, skirting & coving.

Shower Room 9' 7" x 6' 8" (2.92m x 2.03m)

With low level WC with concealed cistern, vanity hand basin set into worktop with mixer tap & cupboard under, wall units, shower with thermostatic shower, glazed screen & wetwall boarding, vinyl flooring, inset ceiling spotlights, extractor and towel radiator.

Kitchen 10' 5" x 8' 5" (3.18m x 2.57m)

With fitted wall & base units, fitted worktops, 1½ bowl sink with drainer & monobloc tap, space for a freestanding electric cooker with extractor above, breakfast bar, tiled surrounds, radiator, serving hatch, skirting & coving.

Utility Room 9' 9" x 5' 5" (2.97m x 1.65m)

With fitted wall units, worktop with plumbing & space under for washing machine and dishwasher, electric boiler with timer, external glazed door to side, skirting & coving.

Dining Area 11' 5" x 10' 10" (3.48m x 3.3m)

With inset ceiling spotlights, radiator with TRV, television aerial point, skirting & coving. Open to;

Living Area 21' 8" x 17' 4" (6.6m x 5.28m) (max - L-Shaped)

With sliding patio door to the garden 3x radiators with TRV's, fireplace with stone surround, points for wall lights, inset ceiling spotlights, skirting & coving.

Bar Room 13' 11" x 7' 3" (4.24m x 2.21m)

With bar with tiled top, points for wall lights, radiator with TRV, room thermostat, skirting & coving.

Store Room 10' 8" x 7' (3.25m x 2.13m) (max)

Opening to;

Store Room 8' 3" x 6' 8" (2.51m x 2.03m)

Former Swimming Pool Room / Craft Room

16' 3" x 16' (4.95m x 4.88m)

With sliding UPVC patio door to the garden and radiator with TRV.

Former Swimming Pool Room / Games Room

16' x 14' 5" (4.88m x 4.39m)

With sliding UPVC patio door to the garden and radiator with TRV.

Gym Room 15' 10" x 14' 1" (4.83m x 4.29m)

With external door to garden and radiator with TRV.

Shower Room 7' 4" x 6' 4" (2.24m x 1.93m)

With low level WC with concealed cistern, vanity hand basin with mixer tap & cupboard under and shower cubicle with electric shower, wetwall boarding & glazed screen/door.

Outside

To the front of the property there is a brickweave driveway, running along the side of the bungalow, affording ample off road parking for several vehicles. The remainder of the front is utilised as a garden, laid to lawn with planted borders. Attached to the property is a **Garage/Store 9' 4" x 9' (2.84m x 2.74m)** with up & over door, lighting and power. Adjacent is the **Boiler Room 8' 1" x 4' 8" (2.46m x 1.42m)** which houses an oil fired boiler, previously used for heating of the swimming pool. Access can be gained down the side of the property into the private rear garden. Facing due South, the garden is predominantly laid to lawn with paved patio and pathway. A useful outside brick store is located at the rear of the gym room.



Common Road, Runcion Holme, King's Lynn, Norfolk PE33 0AA

Total Area Approx: 2177 ft² ... 202.2 m² (excluding boiler room, garage)

Illustration for identification purposes only. All measurements are approximate and not to scale



Agents Note: There is an unused swimming pool located under the floors in the two 'former swimming pool rooms', which has been covered over by flooring.

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.htm> and searching by postcode.

Services Mains water, electricity & drainage are understood to be available. Wet radiator central heating served by an electric boiler. Oil tank & associated boiler served heating to unused pool. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "D" with a current annual charge of £2,438.03, 2026/2027.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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