



39 Chantry Lane, Necton, Swaffham, PE37 8ES

Extremely well presented, spacious one bedroom detached bungalow, full of charm situated in the popular well serviced village of Necton. The property offers log burning stove, kitchen/dining area, parking and UPVC double glazing.

Viewing highly recommended.

Guide Price £260,000-£270,000 Freehold



Outside Front

Low maintenance front garden laid to granite chippings, laurel hedge to perimeter, outside lights, gated access to rear garden.

Rear Garden

Low maintenance rear garden laid to block paving slabs and shingle, selection of shrubs and plants to beds and borders, wooden garden shed, outside lights, outside tap, hedge to perimeter, gated access to front.

Agent`s Note

EPC rating E 51 (Full copy available on request)
Council tax band C (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.

- One Bedroom Detached Bungalow
- Spacious and Extremely Well Presented
- Open Plan Living Area
- Energy Efficiency Rating- E 51
- Open Fireplace with Dual Control Double-Sided Wood-Burning Stove
- Gardens and Parking

Situated in the popular well service village of Necton, Longsons are delighted to bring to the market this extremely well presented, spacious detached one bedroom bungalow. This fantastic property offers charm throughout with kitchen/dining room, dual control double-sided wood-burning stove, parking, gardens and UPVC double glazing.

Viewing highly recommended.

Briefly, the property offers entrance hall, open plan kitchen/dining/lounge areas, utility room, study/storage area, bedroom, bathroom, gardens, parking, electric storage heating and UPVC double glazing.

NECTON

The popular Norfolk village of Necton is well serviced with amenities including a shop, post office, doctors surgery, butchers, local pub, social club, excellent primary school and activity park for the children. The village is situated between Kings Lynn and Norwich, just a short drive away from the historic market town of Swaffham.

Entrance Hall

Double glazed composite entrance door to front, loft access, electric storage heater.

Lounge Area

13'1" (3.99m) x 12'10" (3.91m)

UPVC double glazed window to front, open fireplace with dual control double-sided wood-burning stove.

Kitchen Area

31'7" (9.63m) x 10'8" (3.25m)

Fitted kitchen units, freestanding large Rangemaster cooker with extractor hood over, open fireplace with dual control double-sided wood-burning stove, butler style sink with oak work surfaces, space and plumbing for washing machine, built-in storage cupboard with hot water cylinder, space for upright fridge/freezer, three UPVC double glazed windows to front, modern electric wall mounted heater.

Dining Area

12'11" (3.94m) x 9'10" (3m)

Electric storage heater.

Utility Room

Butler style sink with wooden work surface, space and plumbing for washing machine, space for tumble dryer, solid oak stable style door to rear garden, UPVC double glazed window to rear, electric underfloor heating.

Bedroom

12'1" (3.68m) x 11'10" (3.61m)

Fitted wardrobes and dressing table, UPVC double glazed window to rear.

Converted Garage Space/Study

9'4" (2.84m) x 8'7" (2.62m)

Currently used for storage, UPVC double glazed window to front.

Bathroom

Bathroom suite comprising bath with shower over and shower curtain, hand wash basin, WC, obscure glass UPVC double glazed window to rear, extractor fan, electric underfloor heating.

Garage Store

Garage partitioned with storage area to front, accessible from up and over main door to front.

