

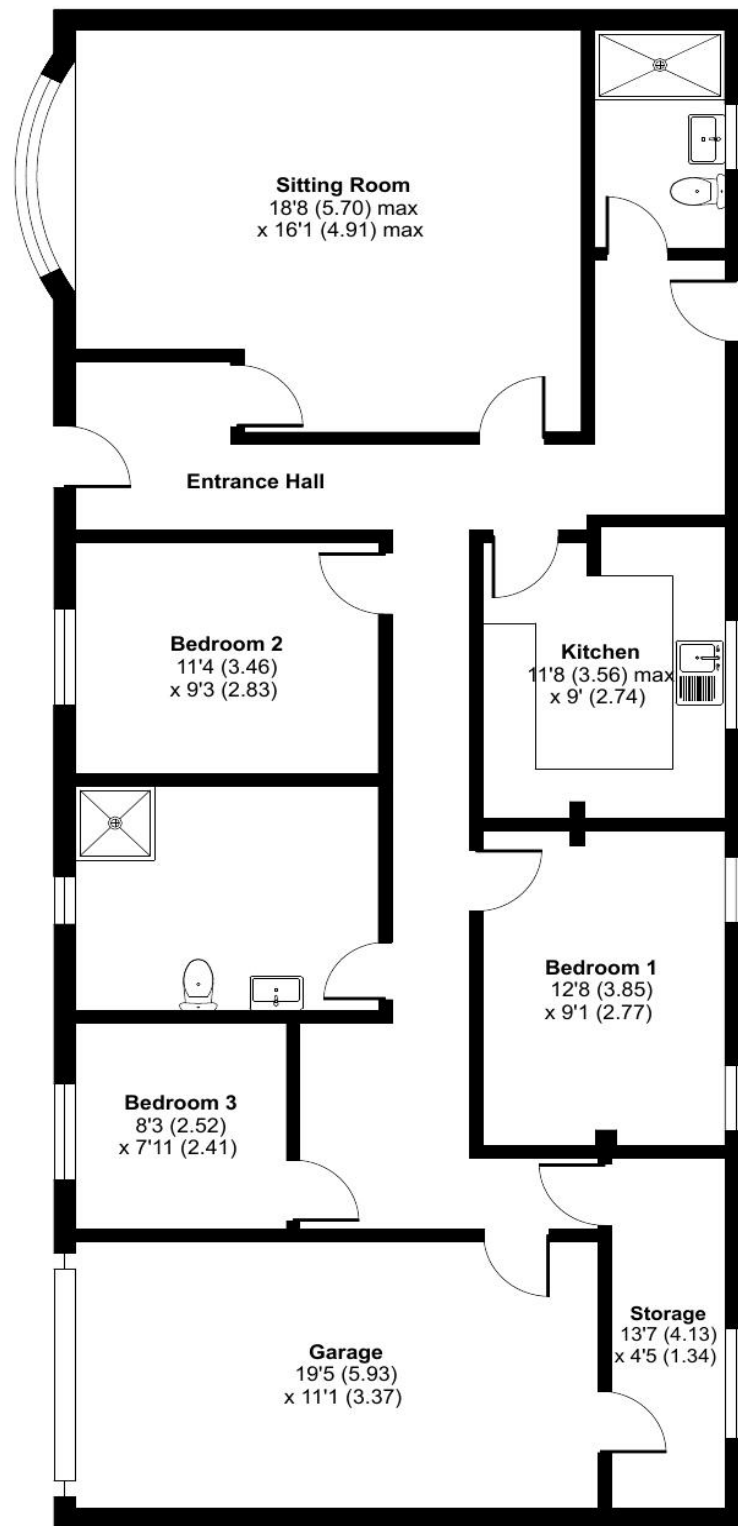
# Drury Lane, Castle Acre, King's Lynn, PE32

Approximate Area = 1227 sq ft / 113.9 sq m

Garage = 210 sq ft / 19.5 sq m

Total = 1437 sq ft / 133.4 sq m

For identification only - Not to scale



GROUND FLOOR



## The Old Stables, Drury Lane, Castle Acre, Kings Lynn, PE32 2AP

Situated right in the heart of the historic village of Castle Acre, Longsons are delighted to bring to the market this link-detached 3 bedroom bungalow. The property would benefit from updating but has loads of potential, currently offering three double bedrooms, two shower rooms, garage and store.

**Price £220,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1362623





**Storeroom**  
**13'7" (4.14m) x 4'5" (1.35m)**  
 Hot water cylinder, double glazed window to rear, personnel door to garage.

**Garage**  
**19'5" (5.92m) x 11'1" (3.38m)**  
 Motorized main door to front, electric light.

**Agent's Notes**  
 EPC rating F37 (Full copy available on request)  
 Council tax band B (Own enquiries should be made via Breckland District Council)

- Link-Detached Bungalow
- Three Double Bedrooms
- Very Sought After Location
- Energy Efficiency Rating
- Garage and Storeroom
- Loads of Potential
- CHAIN FREE!

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.

Available chain free!  
 Situated right in the heart of the historic sought after village of Castle Acre, Longsons are delighted to bring to the market this link-detached three bedroom bungalow. The property would benefit from updating but has loads of potential, currently offering three double bedrooms, two shower rooms, garage and storeroom.

Viewing highly recommended.

Briefly the property offers entrance hall, lounge, kitchen, three double bedrooms, two shower rooms, storeroom, garage, double glazed windows and electric storage heating.

**Entrance Hall**  
 Composite double glazed stable style door to front, loft access, double glazed stable style door to rear, three storage heaters.

**Sitting Room**  
**18'8" (5.69m) x 16'1" (4.9m)**  
 Double glazed bow window to front, two storage heaters.

**Kitchen**  
**11'8" (3.56m) x 9'0" (2.74m)**  
 Modern fitted kitchen units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated ceramic hob with extract the hood over, integrated electric oven, space and plumbing for washing machine, double glazed window to rear, storage heater.

**Bedroom One**  
**12'8" (3.86m) x 9'1" (2.77m)**  
 Double glazed window to rear, storage heater.

**Bedroom Two**  
**11'4" (3.45m) x 9'3" (2.82m)**  
 Double glazed window to front, storage heater.

**Bedroom Three**  
**8'3" (2.51m) x 7'11" (2.41m)**  
 Double glazed window to front, storage heater.

**Shower Room #1**  
 Large walk in shower cubicle with Aquilesa water controls, wash basin set within fitted cabinet, WC, vertical towel radiator, obscure glass double glazed window to front.

**Shower Room #2**  
 Large shower cubicle, wash basin, WC, obscure glass double glazed window to rear, storage heater.

