



Lawsons
ESTATE AGENTS

52 Lime Kiln Lane, Thetford
Offers in Region of **£400,000**

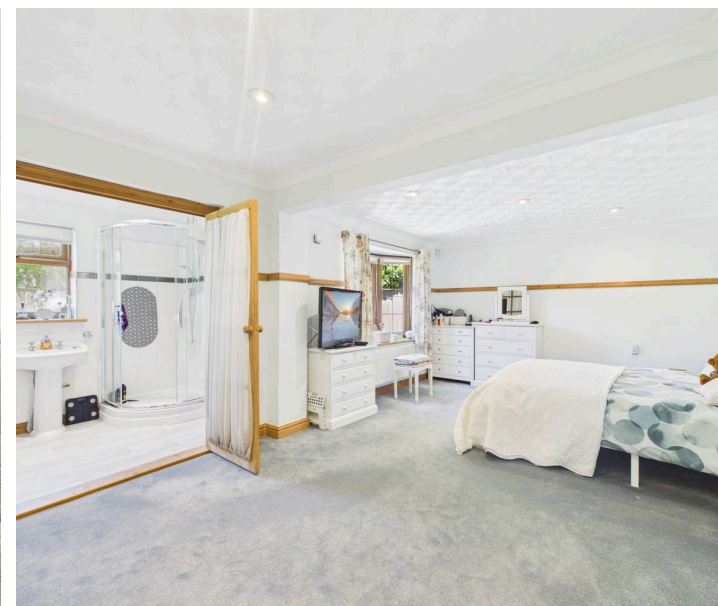
52 Lime Kiln Lane

Thetford, IP24 2BU

Three bedroom detached bungalow, perfectly positioned in a sought-after town centre location with easy access to both the A11 and A134, making commuting a breeze. This beautifully maintained home has been thoughtfully updated and features gas heating throughout, ensuring comfort all year round. The spacious lounge provides an inviting setting for relaxation or entertaining guests, while the modern kitchen is equipped with quality appliances and ample storage, making it ideal for family living. The principal bedroom benefits from a stylish en-suite, adding a touch of luxury and convenience, and the additional two bedrooms offer versatile accommodation for family, guests, or a home office. With a double garage and a generous driveway, there is ample space for parking and storage. Located just moments from local amenities, this property combines the best of town centre convenience with peaceful, detached living. Properties of this calibre and in such a prime location are rarely available, so early viewing is highly recommended. Call now to arrange your appointment and secure this fantastic bungalow before it is gone.

Council Tax band: C

Tenure: Freehold





Hallway / Utility Room

6' 6" x 8' 7" (1.98m x 2.61m)

Windows to front and rear, space for washing machine with worktop over, with wall mounted gas fired boiler, radiator, tiled flooring, and door to kitchen.

Kitchen

9' 11" x 8' 11" (3.03m x 2.73m)

Window to front, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated fridge / freezer, wine cooler, and dishwasher, with space for freestanding cooker with cooker hood over, wood effect flooring, and opening to the dining room.

Dining Room

9' 11" x 9' 11" (3.03m x 3.01m)

French doors to side, with radiator, wood effect flooring, and opening to lounge.

Lounge

12' 7" x 23' 9" (3.84m x 7.23m)

Window to front, feature fire surround, with two radiators, wood effect flooring, doors to all bedrooms and family bathroom, further French doors to the rear garden, with opening to garden room.

Garden Room

9' 7" x 14' 5" (2.92m x 4.40m)

Windows to front, rear, and side, with low level wall surround, underfloor heating, wood effect flooring, and French doors to the rear garden.

Bedroom 1

12' 7" x 20' 3" (3.83m x 6.16m)

Bay window to side, built-in wardrobes / storage, with radiator, carpet flooring, spotlighting, and doors to En-suite.

En-suite

5' 5" x 8' 4" (1.64m x 2.54m)

Frosted window to side, shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over, with partial wall tiling, heated towel rail, wood effect vinyl flooring, and spotlighting.



Bedroom 2

10' 0" x 23' 3" (3.05m x 7.08m)

Two windows to side, built-in wardrobe / storage, with radiator, and carpet flooring.

Bedroom 3

10' 0" x 7' 5" (3.05m x 2.26m)

Window to side, with radiator, and wood effect flooring.

Family Bathroom

13' 3" x 6' 5" (4.03m x 1.96m)

Frosted window to side, bath with mixer tap and shower attachment over, separate shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over, with partial wall tiling, heated towel rail, radiator, wood effect vinyl flooring, and spotlighting.

Front Garden

Gated entrance, mainly laid to a brick weave driveway, with shingle borders, and side access gate to the rear garden.

Rear Garden

Mainly laid to a raised synthetic lawn, with mature hedging, space for a summer house with hardstand and patio area, with a shingle pathway leading to the side access gate to the front.

Garage

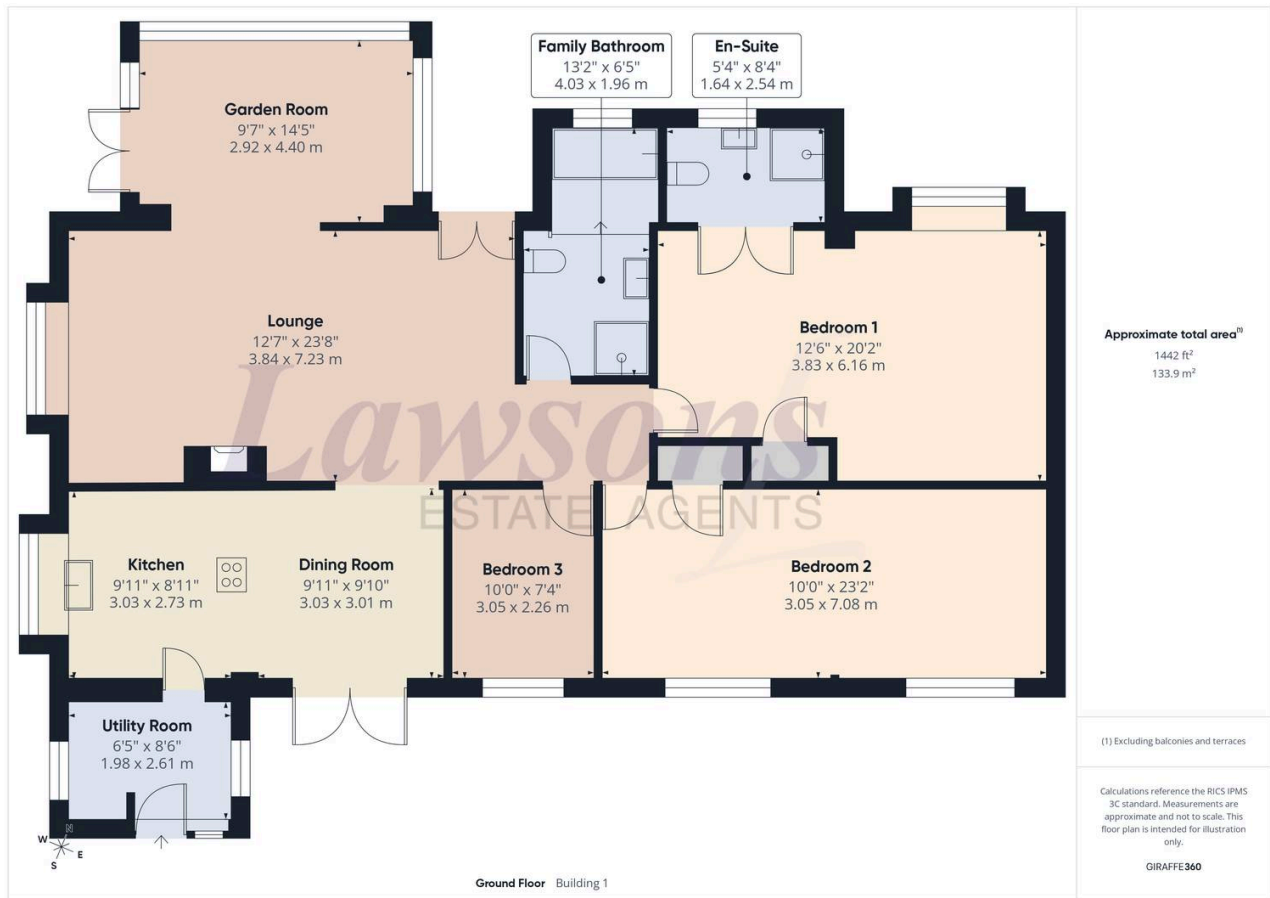
The property benefits from a double garage, with electric roller door and window to front, mains power and lighting connected, and single door to side.

Parking

The property also benefits from a large brick weave driveway leading to the double garage, providing ample off-street parking.

Agents Note

This property falls under a band C for the local council tax and costs approximately £2,235.28 per annum for 2026/27. The property also benefits from the addition of solar panels. For more information, please contact the office.



Approximate total area⁽¹⁾
1442 ft²
133.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	