



Langmere Road, Watton Thetford IP25 6LG

welcome to

Langmere Road, Watton Thetford

>>DETACHED BUNGALOW! Offering a bright lounge, fitted kitchen, family bathroom, garage, ample off-road parking, a generous rear garden, this well-presented home is ideal for those seeking single-storey living close to local amenities!



Entrance Hall

Carpet Flooring, Loft access with built in ladder, Frosted double glazed to front, Radiator

Lounge

Carpet Flooring, Central Wood Burner, Fitted blinds, eco 7 storage heater, Double glazed to front aspect.

Kitchen/Diner

Tiled Flooring, Square edge work surfaces, Range of wall mounted and low-level units, Inset 1.5 sink drainer, inset ceramic hob, integrated eye level double oven, space for dishwasher, American fridge/freezer, two double glazed windows to side and one to rear aspect, fitted blinds, two storage cupboards, door into utility, eco 7 storage heater.

Utility Room

Tiled flooring, space for washing machine and tumble dryer, UPVC double glazed to rear aspect

Family Bathroom

Tiled flooring, Low level W.C, Pedestal hand wash basin, Panelled Jacuzzi bath and overhead shower, Heater, Extractor fan, Wall mounted heated towel rail, frosted double glazed to rear.

Bedroom 1

Carpet Flooring, Double glazed to front asp, fitted blinds, eco 7 heater.

Bedroom 2

Carpet Flooring, Double glazed to rear, fitted blinds, eco 7 heater.

Bedroom 3/ Study

Wood effect flooring, Eco 7 heater, Sliding double door to rear.

Outside

To the front of the property, it offers ample off road parking leading to the garage, also has a substantial area laid to lawn with some mature shrubbery. Offering scope for a variety of options.

To the rear of the property, it benefits from a large rear garden which is mostly laid to lawn, with some raised beds and mature shrubbery. It also offers a good-sized patio area perfect for enjoying the sun and hosting, this also hosts a shed with power which leads into a personnel door to the garage. The garage has power and an up and over door to access via the front.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Langmere Road, Watton Thetford

- Detached Bungalow
- Three Bedrooms
- Ample Off Road Parking and Garage
- Large Front and Rear Gardens
- Economy 7 Heating and Double Glazing

Tenure: Freehold EPC Rating: E
Council Tax Band: C



£250,000

Total floor area 92.4 m² (994 sq. ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and other details are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. The liability is taken for any error, omission or misstatement. A party must rely upon its own independent. Powered by www.propertybox.co.uk



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Property Ref:
WAT109118 - 0008

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