



Lincoln Close, Hingham - NR9 4LZ

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HYBRID ESTATE AGENTS



Lincoln Close

Hingham, Norwich

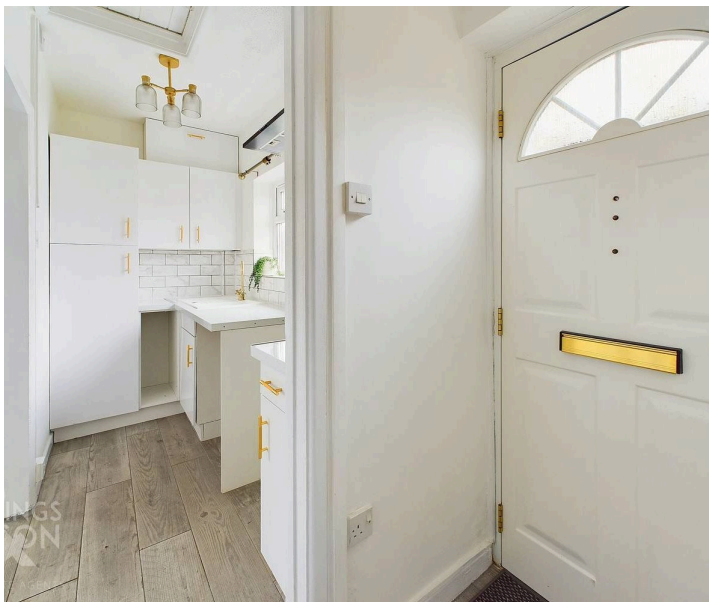
NO CHAIN. This END TERRACE BUNGALOW has benefitted from a recent FULL RENOVATION and is offered in brilliant condition throughout and hosts a brand new 2024 installed AIR SOURCE HEAT PUMP heating system alongside all uPVC DOUBLE GLAZED windows. As well as this the property is presented with a brand new SHOWER ROOM and KITCHEN both tastefully decorated and well fitted for ease of living. The light and inviting décor works brilliantly alongside the multiple windows making the property bright in every corner with a generously sized garden seen from all windows. While there is no permanent driveway currently in use, there is the possibility for ample OFF ROAD PARKING where the large garden currently accommodates vehicle access upon the lawn.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain
- End-Terrace Bungalow
- Fully Refurbished & Renovated
- 2024 Installed Air Source Heat Pump
- Brand New Shower Room
- One Double Bedroom
- Good Size Private Garden
- Off Road Parking



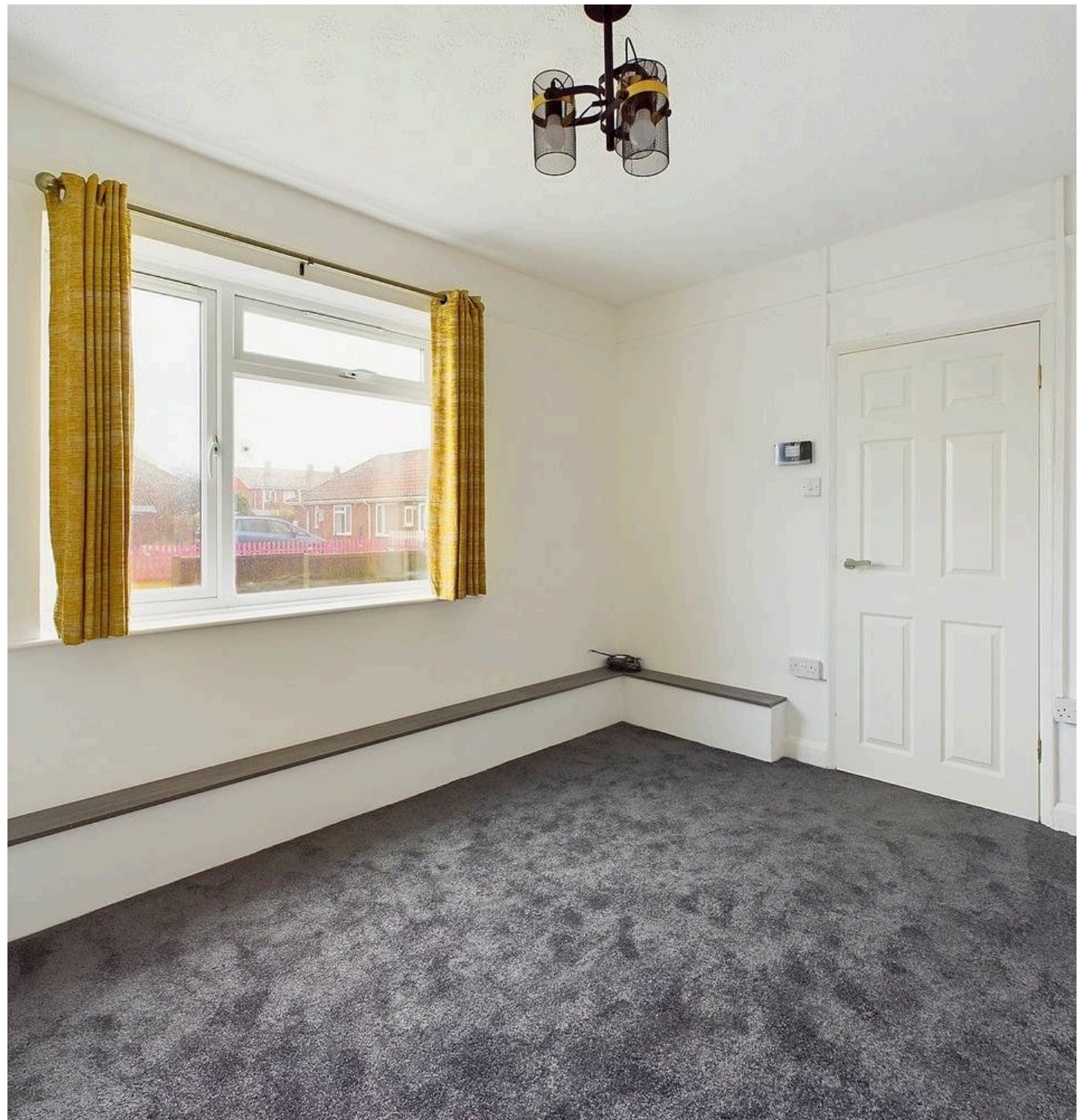
Hingham is a small, yet bustling Georgian market town located some six miles west of Wymondham and twelve miles south of Norwich. This attractive town has an array of period properties, two greens and numerous local amenities including 'The White Hart' public house and hotel, butchers, bakery and pharmacy. There are also other small independent businesses, Co-Op Supermarket and cash machine, an excellent doctors surgery, primary school, and 3 churches.

SETTING THE SCENE

whilst the road to the front of the house may appear on all online mapping services as Hardingham Road, it is in fact Lincoln Close, just off from Hardingham Road. This quiet cul-de-sac will take you to the front the gate of the property however access is better found at the street behind the property as this will take you directly to the parking through an opening to your left through mature hedges. a small concrete space sits in front of the property with a handrail next to the front door for ease of access.

THE GRAND TOUR

As you step inside it is clear to see the careful and extensive work carried out by the current owners in getting this property modernised in a tasteful and attractive manner with crisp white paint on the walls and all newly laid carpets and flooring. turning to your left you will find yourself in the newly fitted shower room complete with a tiled surround and flooring and also featuring a modern wall mounted heated towel rail and vanity storage. Directly ahead as you enter is the double bedroom, with all freshly laid carpets and new radiator, part of the brand new air source heat pump heating system. This space would accommodate a





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double bed as well as leaving room for additional storage solutions with two smaller built in cupboards also being offered. From the entrance and to your right you will step into the kitchen which has also undergone a complete transformation in recent months with a neutral yet attractive décor with a range of wall and base mounted storage units coming with tiled splash backs and ample room for additional appliances such as an electric oven and hob with built in extraction fan above, with plumbing for a washing machine. The kitchen is accessed just through from here, with all carpeted flooring and new radiator sat adjacent to the large uPVC double glazed window allowing natural light to fill this room with space for a living room suite which also offers a handy built in storage cupboard.

FIND US

Postcode : NR9 4LZ

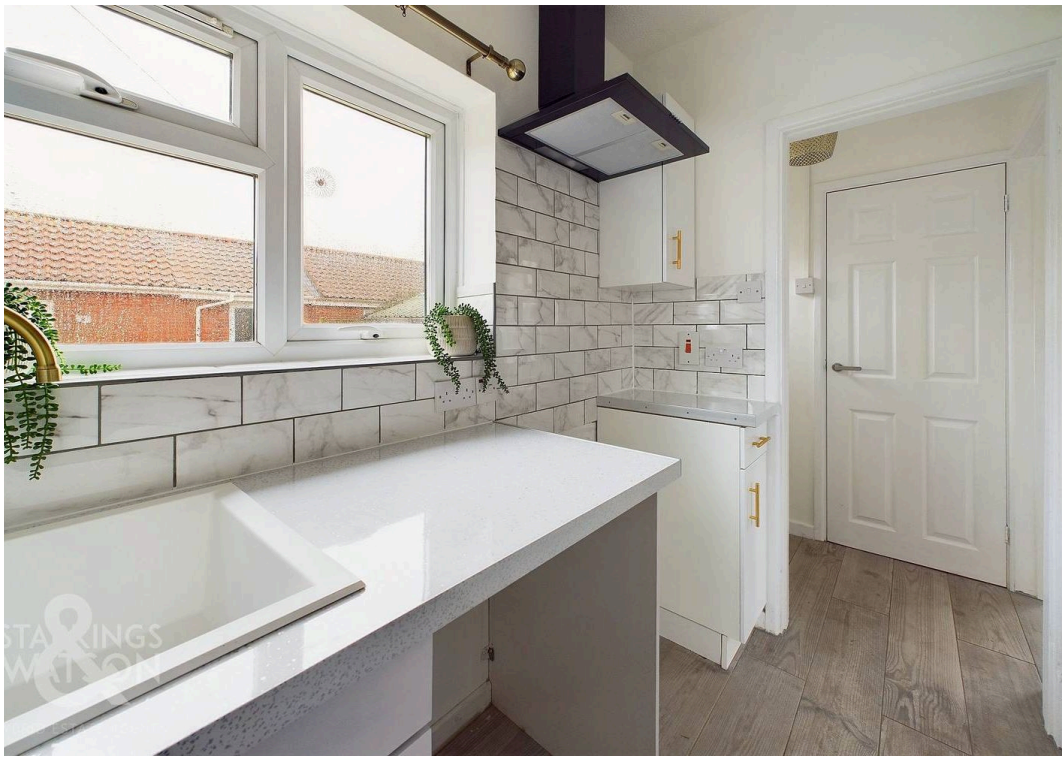
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

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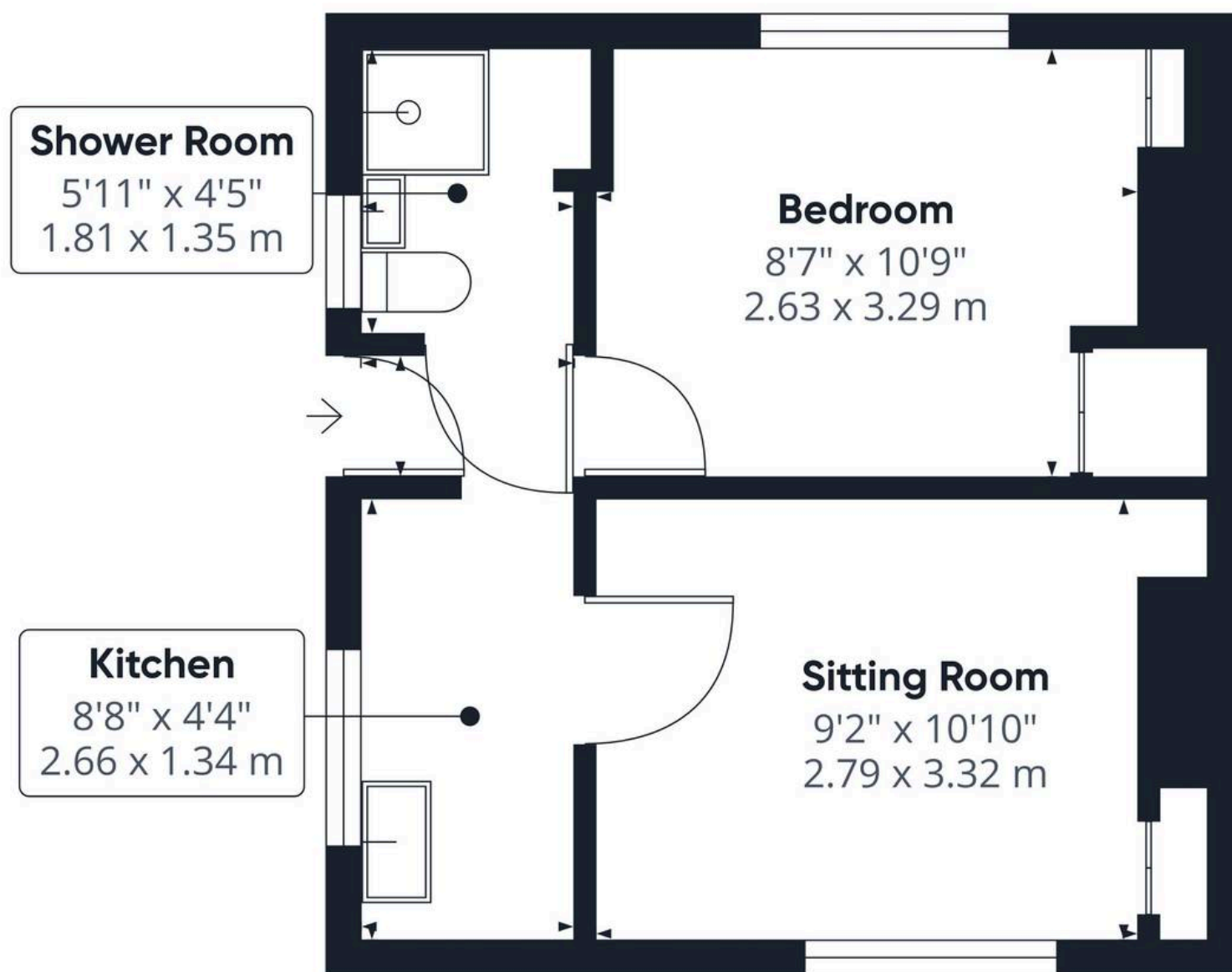


THE GREAT OUTDOORS

Externally, the garden offers the ability to park securely with ample room for multiple vehicles and a potential driveway with gates to the street behind. The garden is predominantly laid to lawn and enclosed on all sides by timber fencing or mature shrubs and hedges giving way only to the vehicle access. Within the garden a timber shed can also be found, ideal for additional storage with a small low-level swinging gate to the very front of the property.

Currently the 2 parking spaces come in the form of an entrance from the street behind the property with a large lawn space suited to fitting two/three vehicles. While there is no driveway laid at present, this could easily be added.





Approximate total area⁽¹⁾

287.62 ft²

26.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.