



**Langmere Road, Watton Thetford IP25 6LG**

**welcome to**

**Langmere Road, Watton Thetford**

>> DETACHED BUNGALOW offering easy access to local amenities and travel links. Featuring gas central heating, double glazing, a generous driveway, detached garage, two bedrooms, a spacious lounge, and a well-maintained rear garden with patio, pond, and beautiful field views.



### Entrance Porch

Carpet flooring, Radiator, Frosted double glazed window to the front aspect

### Entrance Hall

Radiator, Frosted double glazed door to the side aspect, Airing cupboard, Loft access

### Lounge

Carpet flooring, Radiator, Double glazed window to the front aspect

### Kitchen

Vinyl flooring, Double glazed window to the side aspect, Range of wall-mounted low-level units, Complimentary rolled edge worksurfaces, Space for washing machine, Space for fridge freezer, Space for oven, Extractor hood, Inset 1.5 sink/drain

### Bedroom One

Carpet flooring, Double glazed window to the rear aspect, Radiator

### Bedroom Two

Carpet flooring, Radiator, Double glazed sliding door to the rear aspect

### Shower Room

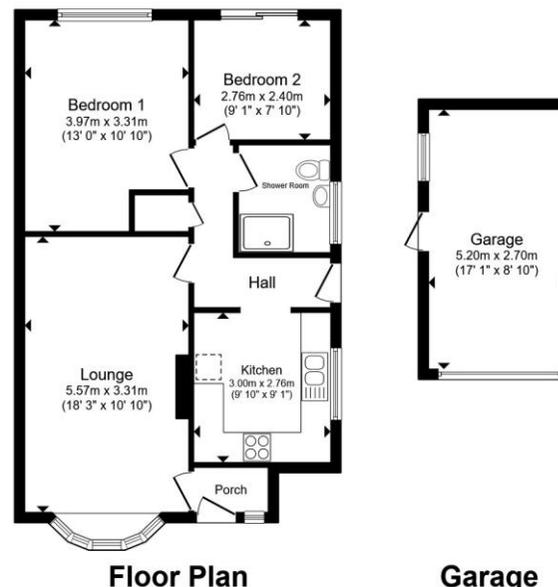
Tiled flooring, Frosted double glazed window to the side aspect, Low-level WC, Pedestal handwash basin, Double shower cubicle

### Garage

'Up and Over' door, Power and lighting

### Outside

To the front of the property there is a small area laid to lawn with a large driveway leading to detached garage. The rear of the property features a large, enclosed garden, laid to lawn with patio area, artificial pond and wooden shed



Total floor area 74.7 m<sup>2</sup> (804 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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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welcome to

## Langmere Road, Watton Thetford

- Charming Detached Bungalow
- Large Rear Garden
- Garage
- Driveway Parking for Three Cars
- Field Views

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WAT108994 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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