



BARRY L HAWKINS

Independent Auctioneer and Land Agent

LANGHORNS LANE OUTWELL

SANDYFIELDS, LANGHORNS LANE, OUTWELL, PE14 8SH



- ✎ Detached 2-bedroom bungalow with gardens
- ✎ Subject to an Agricultural Occupancy Planning Condition
- ✎ Rural village location
- ✎ Built in 1970's with UPVC Double glazing & Central Heating
- ✎ Popular village location
- ✎ 5.5 miles to Downham Market station
- ✎ 14 miles to Kings Lynn
- ✎ Opportunity to modernise
- ✎ Freehold tenure

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IMPORTANT NOTICE: Barry L Hawkins, their clients and any joint agent give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statement or representations of fact. Any area, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Barry L Hawkins have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



DESCRIPTION

A Detached Bungalow situated on the outskirts of the rural village of Outwell. The accommodation offers wood fuel Central Heating and UPVC Double Glazing to: Entrance Lobby, Entrance Hall, Kitchen, Living Room, 2 Bedrooms, Bathroom, Parking and Gardens with a shared drive.

SANDYFIELDS

Entrance Hall

Kitchen / Dining Room 5.18m x 3.67m Radiator, Rayburn stove fitted kitchen units. With leanto conservatory

Sitting Room 3.51m x 5.75m open fire place

Bathroom 2.16m x 3.51m, radiator bathroom suite

Bedroom 1 3.49m x 3.62m

Bedroom 2 3.55m x 3.78m

LOCATION

Langhorns Lane is on the edge of the popular village of Outwell.

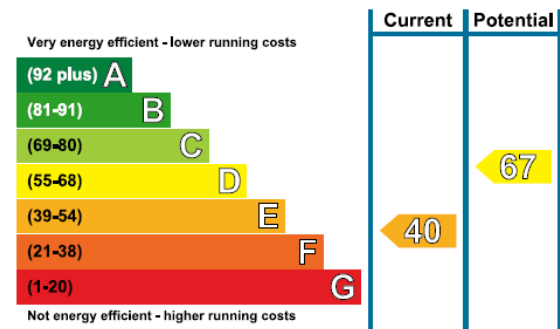
For the purposes of local government, it falls within the district of King's Lynn and West Norfolk.

PLANNING

The property is subject to an agricultural occupancy planning condition which states:

The occupation of the dwelling shall be limited to persons employed or last employed locally in agriculture as defined in section 221(1) of the Town and Country Planning Act 1962, or in forestry and the dependants of such persons

EPC RATING



GUIDE PRICE

Guide Price £130,000 for the freehold

LOCATION



VIEWING

Strictly by appointment through the agent.

CONTACT

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