



2 School Road, Lessingham, NR12 0DJ

£180,000





# 2 School Road

Lessingham, NR12 0DJ

- Mid Terrace Cottage
- Close To The Coast & The Broads
- Two Receptions
- Off Road Parking
- No Onward Chain
- Sought After Rural Village Location
- Three Bedrooms
- Controllable Electric Heating
- Attractive Views
- Ideal Permanent Residence Or Holiday Home/Let

Aldreds are pleased to offer this spacious three bedroom mid terrace cottage located in the lovely rural village location of Lessingham. Ideally situated close to the coast and Broads network, this characterful property would make an ideal permanent residence or holiday home/let. The accommodation offered includes a dining room, lounge, kitchen, ground floor bathroom and three first floor bedrooms. The property offers modern electric controllable heating, uPVC sealed unit double glazed windows, off road parking, courtyard style garden and attractive farmland views to the rear. Offered with no onward chain, early internal viewing is highly recommended.



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**Dining Room 10'4" x 8'8" at max (3.16m x 2.66m at max)**  
Of irregular shape, part glazed uPVC entrance door, power points, telephone point, wall mounted electric heater, under stair cupboard, open plan access to kitchen and lounge.

**Lounge 13'1" x 11'10" (3.99m x 3.61m)**  
Window to front aspect, brick built fireplace surround with a tiled hearth, power points, television point, wall mounted electric heater, electric meter cupboard.

**Kitchen 10'10" at max x 6'2" (3.32m at max x 1.88m)**  
Rear facing window, a range of fitted kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer tap, plumbing for washing machine, integrated electric oven, ceramic hob and extractor, wall mounted electric heater, doorway to rear lobby, door giving access to;

**Bathroom**  
Rear facing window, part tiled walls, low level w.c., pedestal hand wash basin, panelled bath with electric shower over, ventilation, wall mounted electric heater.



## Directions

Leave Stalham on the Ingham Road. Upon reaching the Ingham Swan restaurant, bear left into Long Lane, continue for approximately a mile towards Ingham Corner, turning left on the bend and proceed towards Lessingham. On reaching The Street, Lessingham, School Road can be found first left turn and the property immediately on the right hand side, located by our FOR SALE board.

### Rear Lobby

Part glazed door to rear.

### Stairs To First Floor Landing

Exposed beams, doors leading off;

**Bedroom 1 12'9" x 12'0" reducing to 9'10" (3.9m x 3.67m reducing to 3.02m)**

Window to front aspect, power points, exposed timber floor boards, wall mounted electric heater, airing cupboard housing hot water cylinder with immersion heater.

**Bedroom 2 11'7" at max x 8'7" reducing to 8'1" (3.55m at max x 2.63m reducing to 2.47m)**

Of irregular shape, two windows to front aspect, wall mounted electric heater, power points, loft access, exposed timber floor boards.

**Bedroom 3 9'7" x 6'0" (2.93m x 1.85m)**

Window to rear aspect allowing a superb open farmland view towards Lessingham Church and Happisburgh Church and Lighthouse beyond, exposed timber floor boards, wall mounted electric heater, power points, access to loft storage space (restricted height).



## Outside

The property offers a small enclosed courtyard style garden to rear, a parking space within a communal parking area with an additional parcel of garden adjacent.

## Tenure

Freehold.

## Services

Mains water, electric and drainage.

## Council Tax

North Norfolk District Council - Band: B.

## Energy Performance Certificate (EPC)

EPC Rating: tbc

## Location

Lessingham is a delightful rural village, located just inland from the coast near Eccles on Sea and Sea Palling. The village offers a popular Public House, the Lessingham Star, the beautiful thatched All Saints Church, School and Bus Service. The village is approximately three miles from the Broadland Town of Stalham, where facilities include a variety of Shops, Tesco Supermarket, Health Centre, Primary and High Schools. Stalham lies on the upper reaches of the River Ant, part of the Norfolk Broads network.

## Reference

PJL/S9752



## Floor Plans



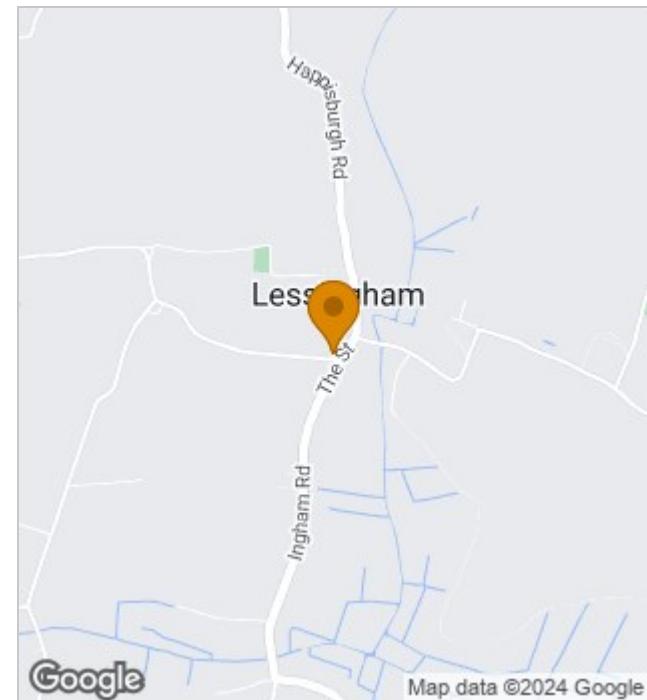
## Viewing

Please contact our Aldreds Stalham Office on 01692 581089  
if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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## Location Map



## Energy Performance Graph

