



**Lawsons**  
ESTATE AGENTS

Two Hoots, Swaffham Road, Mundford  
£375,000

# Two Hoots, Swaffham Road

Mundford, IP26 5EH

Detached three-bedroom bungalow, perfectly positioned in an idyllic village location that offers both charm and tranquillity. The property has been thoughtfully maintained and features a welcoming dining room, a bright conservatory ideal for relaxing or entertaining, and a practical utility room. Also benefitting from a kitchen, family shower room, and separate W/C. The principal bedroom benefits from a stylish en-suite, adding a touch of luxury and privacy. Gas heating ensures comfort throughout the year, and the overall layout is designed with family living in mind. Ample off-street parking is available for multiple vehicles, making this an ideal choice for households with more than one car or those expecting visitors. This is a wonderful opportunity to secure a spacious home in a sought-after village setting, so don't miss your chance - call now.

Council Tax band: D Tenure: Freehold

## Porch

2' 4" x 4' 3" (0.72m x 1.30m)

Frosted window to side, with tiled flooring, and door to hallway.

## Hallway

3' 11" x 22' 9" (1.19m x 6.93m)

Doors to all bedrooms, family shower room, lounge, dining room, and airing cupboard, with radiator, and wood effect flooring.

## Kitchen

8' 10" x 11' 8" (2.69m x 3.55m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, range cooker (to remain) with cooker hood over, space for fridge / freezer, with radiator, and door to utility room.





#### Utility Room

5' 4" x 7' 4" (1.62m x 2.24m)

Space for undercounter washing machine and tumble dryer, with worktop over, with wall units, radiator, tiled flooring, and doors to store room, W/C, and rear garden.

#### W/C

2' 7" x 7' 4" (0.79m x 2.23m)

Frosted window to rear, low level W/C, wash basin with mixer tap over and vanity storage beneath, with wall mounted gas fired boiler, and full wall and floor tiling.

#### Dining Room

9' 5" x 11' 7" (2.87m x 3.53m)

Doors to kitchen and lounge, with radiator, wood effect tiled flooring, and further French doors to the conservatory.

#### Conservatory

8' 7" x 20' 2" (2.61m x 6.15m)

Windows to all aspects, with electric radiator, and two doors to the rear garden.

#### Lounge

17' 10" x 13' 0" (5.43m x 3.96m)

Window to front, feature log burner with surround, with radiator, wood effect tiled flooring, and French doors to the dining room.

#### Bedroom 1

12' 5" x 12' 0" (3.79m x 3.67m)

Window to front, built-in wardrobes, with radiator, carpet flooring, and door to en-suite.

#### En-suite

6' 10" x 7' 6" (2.09m x 2.29m)

Frosted window to front, shower cubicle with Aqualisa mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, with radiator, full wall and floor tiling, and spotlighting.

#### Bedroom 2

12' 8" x 10' 0" (3.85m x 3.05m)

Window to side, built-in wardrobes, with radiator, and carpet flooring.

#### Bedroom 3

9' 9" x 11' 7" (2.96m x 3.53m)

Window to rear, built-in wardrobes, with radiator, and



### Shower Room

7' 0" x 7' 6" (2.13m x 2.29m)

Frosted window to rear, shower cubicle with Aqualisa mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, with full wall and floor tiling, radiator, and spotlighting.

### Store Room

9' 3" x 11' 11" (2.83m x 3.63m)

Frosted window to side, with tiled flooring, door to garage, and access to partially boarded loft space, running the full length of bungalow for extra storage, via a ceiling hatch

### Garage\*

Barn style doors to front, with single door to store room.\* The vendor has erected a stud wall within the garage, creating a separate store room. This alteration could easily be removed by a new owner should they wish to reinstate the full garage space.

### Front Garden

Mainly laid to shingle driveway, with mature shrubs and hedging, front door to porch, and brick weave carport for two vehicles.

### Rear Garden

The rear garden has been sectioned into two areas. The first benefits from a patio area with shingle borders, and pathway leading to the side access gate to the front. The second is mainly laid to shingle, with sheltered patio area, multiple beds for planting, space for a garden shed, and further side access gate to the front.

### Parking

The property benefits from a carport to the front, providing off-street parking for two vehicles. The property also benefits from a generous shingled driveway, providing ample off-street parking.

### Agents Note

This property falls under a band D for the local council tax and costs approximately £2,388.34 per annum for 2026/27. Please note, The vendor has erected a stud wall within the garage, creating a separate store room. This alteration could easily be removed by a new owner should they wish to reinstate the full garage space. For more information, please contact the office.



### Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

### Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

### Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

### Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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