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estate agents

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### DIRECTIONS

Proceed out of Kings Lynn Town centre, past the railway station. Keep in the left hand lane and bear left into London Road, proceed along and at the Southgates roundabout take the fourth exit. Turn right into Wisbech Road and continue over the River Great Ouse. At the junction turn right into Clenchwarton Road then take the first right into St Peters Road where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



65 St. Peters Road West Lynn King's Lynn Norfolk PE34 3LB

**EXTENDED THREE BEDROOM SEMI DETACHED HOUSE WITH LARGE GRAVEL DRIVEWAY**

West Lynn

£290,000 Freehold

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- ENTRANCE HALL** 14'0 x 6.5 (4.27m x 1.83m.1.52m)  
Tiled flooring. Understairs cupboard. Stairs to first floor. Window to front aspect.
- CLOAKROOM** 7'5 x 3'5 (2.26m x 1.04m)  
Two piece suite comprising wash hand basin and w.c. Tiled floor. Extractor fan. Boiler.
- LIVING ROOM** 13'0 x 11'8 (3.96m x 3.56m)  
Fitted carpet. Radiator. Window to front aspect.
- FAMILY ROOM** 12'8 max x 10'5 (3.86m max x 3.18m)  
Fitted carpet. Double radiator. Bay window to side aspect.
- KITCHEN/DINER** 16'7 x 15'11 (5.05m x 4.85m)  
Range of base and drawer units with worktops over. Boiling tap. Integrated dishwasher and dustbin. Eye level double oven and grill. Induction hob. Tiled flooring. Radiator. Roof lantern. Bi-fold doors to rear.
- UTILITY** 7'4 x 5'8 (2.24m x 1.73m)  
Base units with sink and worktops over. Window to side aspect. Tiled flooring.
- LANDING**  
Fitted carpet. Loft access. Window to side aspect.
- BATHROOM** 7'6 x 6'3 (2.29m x 1.91m)  
Three piece suite comprising bath, wash hand basin and w.c. Laminate flooring. Window to rear aspect.
- BEDROOM 1** 12'3 x 11'1 (3.73m x 3.38m)  
Fitted carpet. Radiator. Window to front aspect.
- BEDROOM 2** 11'4 x 11'3 (3.45m x 3.43m)  
Fitted carpet. Radiator. Window to rear aspect.
- BEDROOM 3** 8'3 x 7'6 (2.51m x 2.29m)  
Fitted carpet. Radiator. Window to front aspect.
- FRONT GARDEN**  
Laid to gravel with ample parking. Raised flower bed.
- REAR GARDEN**  
Enclosed, mainly laid to lawn with patio area. Timber framed insulated workshop with power and light. Wooden shed.

We are delighted to offer this extended three bedroom semi detached house with large gravel driveway. The property benefits from gas central heating, uPVC double glazing and solar panels. The accommodation is arranged over two floors comprising entrance hall, cloakroom, living room, family room, kitchen/diner and utility on the ground floor with three bedrooms and bathroom on the first floor. The front garden is laid to gravel with ample parking and raised flower bed. Enclosed, mainly laid to lawn with patio area. Timber framed insulated workshop with power and light. Wooden shed.



TOTAL FLOOR AREA: 991 sq ft (92.0 sq m) approx.  
While every effort has been made to ensure the accuracy of the foregoing information, measurements, drawings, floorplans and other specifications are approximate and should not be used for any legal or financial purposes. The property is sold subject to any conditions of sale set out in the relevant contract pack.  
Made with SketchUp (2023)



