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DIRECTIONS

From Kings Lynn travel along the A47 until you come to the roundabout taking the 2nd exit onto the A17 signposted Sleaford. After approximately 3 miles turn second right into Station Road signposted Terrington St. Clement, turn left onto Sutton Road then right onto Marshland Street. Take the left hand turn onto Wesley Road, continue to follow the road and then turn left onto The Saltings, then take the 3rd right onto Vicarage Close where the property can be found on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		74	
(69-80) C			
(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.



10 Vicarage Close Terrington St. Clement King's Lynn Norfolk PE34 4RN

BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED BUNGALOW WITH GARAGE & DRIVEWAY

Terrington St. Clement

£315,000 Freehold

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sales@brittons.net





ENTRANCE HALL

Karndean flooring. Radiator. Loft access. Storage cupboard.

LOUNGE

Fitted carpet. Radiator. Feature fireplace with Real Flame effect electric log fire. Window to front aspect. French doors to: 17'8 x 14'6 max (5.38m x 4.42m max)

CONSERVATORY

Wood effect Karndean flooring. Radiator. Views over the garden. Currently used as a dining area. 14'6 x 13'11 (4.42m x 4.24m)

KITCHEN

Range of wall, base and drawer units with roll edge worktops over. Inset one and half bowl single drainer with mixer tap. Built-in double oven with gas hob and extractor over. Integrated fridge/freezer, washer dryer and dishwasher. Ceramic tiled floor. Radiator. Window and door to rear aspect. 13'2 x 9'10 (4.01m x 3.00m)

BEDROOM 1

Fitted carpet. Radiator. Built-in wardrobes. Storage cupboard. Window to front aspect. 11'3 x 10'3 (3.43m x 3.12m)

BEDROOM 2

Fitted carpet. Radiator. Dual aspect windows to front and side. 11'2 x 8'8 (3.40m x 2.64m)

SHOWER ROOM

Large shower cubicle, wash hand basin and w.c. Radiator. Fully tiled. Obscured glass window to rear aspect. 7'5 x 6'2 (2.26m x 1.88m)

FRONT GARDEN

Driveway with space for at least two cars leading to the garage. Lawned area with shrubs.

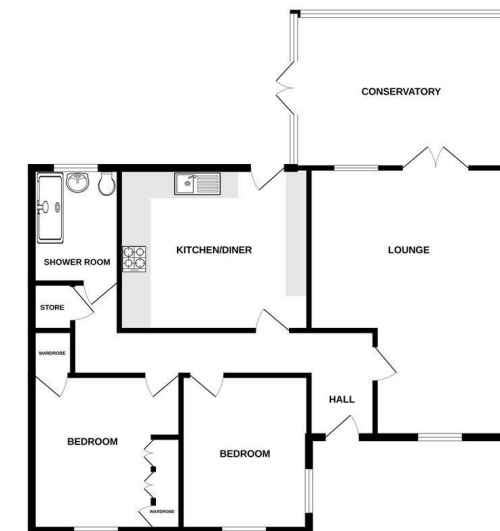
REAR GARDEN

Mainly laid to lawn and fully enclosed.

Welcome to the village of Terrington St. Clement - a charming location that could be your next home sweet home. This delightful detached bungalow offers a cosy retreat with a lovely lounge and spacious conservatory, 2 bedrooms, and 1 bathroom, perfect for a small family or those seeking a peaceful abode. Step inside to discover beautifully presented skimmed ceilings and downlighters that create a warm and inviting atmosphere throughout the property. The fitted kitchen is a chef's dream, while the conservatory provides a lovely space to relax and unwind. Parking is a breeze with ample parking, ensuring convenience for you and your guests in addition to the spacious garage. The LPG gas heating system keeps you warm and toasty during the colder months, adding to the comfort of this lovely home. With 3 years NHBC guarantee remaining, you can have peace of mind knowing that this property is well-maintained and cared for. Don't miss out on the opportunity to make this bungalow your own - modern features, and a desirable location make this property a must-see. Book your viewing today and envision the possibilities that await in this charming abode.



GROUND FLOOR



While every effort has been made to ensure the accuracy of the floor plan, measurements of areas, lengths, widths and any other detail are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the general arrangement of the property. The actual layout and construction may vary from the floor plan shown. Make and Measure (2024)



