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DIRECTIONS

From the Brittons office in King's Lynn, head towards the Knights Hill roundabout, taking the second exit onto A148. Following for approximately 3 miles take a left onto Hunstanton Road/ Lynn Road, B1440. Proceed across the traffic lights, and drive through Ingoldisthorpe and into the village centre of Snettisham. Turn right into School Road, where signposted to Bircham, continue past the school on the left hand side and take the next right into Manor Lane. Continuing to follow Manor Lane to your left you will find a right hand turning, the driveway will be the first on your left.

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



Manor Lodge Manor Lane Snettisham King's Lynn, Norfolk PE31 7NH

BEAUTIFULLY PRESENTED FOUR BEDROOM CHALET WITH DOUBLE GARAGE AND DRIVEWAY

Snettisham

£525,000 Freehold

01553 692828
sales@brittons.net





20'1 x 7'10 (6.12m x 2.39m)

6'3 x 4'5 (1.91m x 1.35m)

14'9 x14'8 (4.50m x4.47m)

16'6 x 10'5 (5.03m x 3.18m)

14'7 x 11'7 (4.45m x 3.53m)

14' x 11'8 (4.27m x 3.56m)

11'5 x 8'9 (3.48m x 2.67m)

10'8 x 9'9 (3.25m x 2.97m)

5'1 x 4'5 (1.55m x 1.35m)

15'3 x 11'7 (4.65m x 3.53m)

6'4 x 5'6 (1.93m x 1.68m)

11'11 x 8' (3.63m x 2.44m)

11'11 x 11'7 (3.63m x 3.53m)

8'10 x 8'5 (2.69m x 2.57m)

18'10 x 15'8 (5.74m x 4.78m)

The image displays two architectural floor plans for a property. The top plan is the Ground Floor, and the bottom plan is the 1st Floor.

GROUND FLOOR

This plan shows a large property with a Double Garage at the front. The main entrance leads into a Hallway with a staircase. To the left of the hall is a Kitchen/Breakfast Room, which includes a Utility Room and a Store. To the right of the hall is a Dining Room. Further back is a Lounge, which has access to a Conservatory at the rear. A Bedroom is located between the Lounge and the Kitchen/Breakfast Room. A Bathroom and En-suite are also shown near the Kitchen/Breakfast Room.

1ST FLOOR

This plan shows three Bedrooms, a Bathroom, a Landing, and an En-suite. The layout suggests a more traditional bedroom arrangement with a central landing area.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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