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DIRECTIONS

Proceed out of King's Lynn on Edward Benefer Way, continue straight over at the traffic lights onto Grimston Road, continue to Knight Hill roundabout. Take the exit signposted Fakenham and Cromer and then take the turning on the right signposted Grimston. Continue along this road for some distance and just after passing Congham Hall follow the road to the right onto Lynn Road following the road for approximately half a mile the property will then be on the left hand side and will be easily located by our for sale board.

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



18 Lynn Road Grimston King's Lynn Norfolk PE32 1AA

**SPACIOUS WELL PRESENTED FOUR BEDROOM DETACHED HOUSE
WITH PARKING AND WORKSHOP**

King's Lynn

£365,000 Freehold

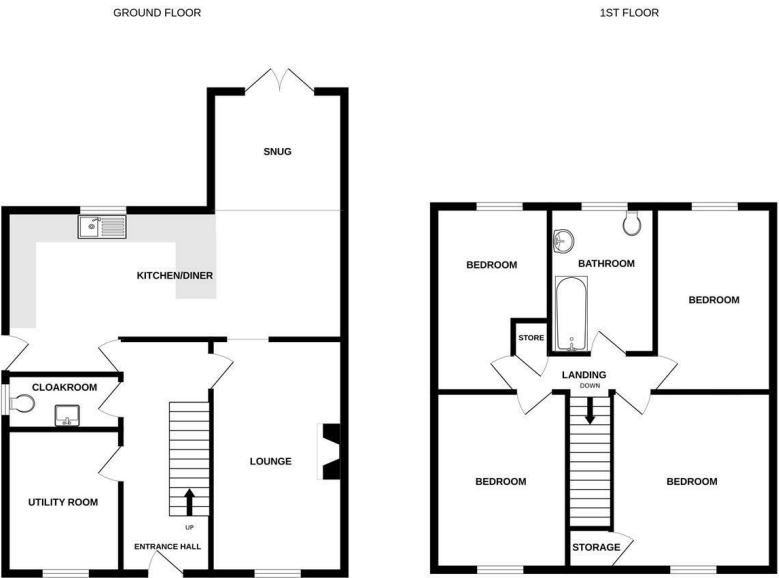
01553 692828
sales@brittons.net





ENTRANCE HALL Vinyl flooring, stairs leading to first floor and double radiator.	14'1 x 5'10 (4.29m x 1.78m)
CLOAKROOM Comprising of vanity unit with inset basin and a W.C. Vinyl flooring, window to side aspect and double radiator.	6'2 x 3'0 (1.88m x 0.91m)
LOUNGE Vinyl flooring, fireplace, double radiator and window to front aspect.	14;3 x 11'5 (4.27m;0.91m x 3.48m)
KITCHEN / DINER Range of grey shaker style wall, base and drawer units with worktop over. Double eye level oven and built in hob. Space for dishwasher, and under counter fridge / freezer. Breakfast bar. Vinyl flooring, two double radiators and a window to rear aspect.	24'2 x 11'8 max (7.37m x 3.56m max)
UTILITY Vinyl flooring, space for washing machine and tumble drier, double radiator and window to front aspect.	7'11 x 6'3 (2.41m x 1.91m)
SNUG Vinyl flooring continued through from kitchen diner, French doors leading to the rear garden. Air conditioning unit, which both cools and heats, Two velux sky lights.	10'4 x 7'2 (3.15m x 2.18m)
LANDING Fitted carpet, and airing cupboard.	
BEDROOM ONE Fitted carpet, built in wardrobe, double radiator and window to front aspect.	12'0 x 11'7 (3.66m x 3.53m)
BEDROOM TWO Fitted carpet, double radiator and window to front aspect.	12'0 x 9'1 (3.66m x 2.77m)
BEDROOM THREE Fitted carpet, double radiator and window to rear aspect.	10'11 x 8'8 (3.33m x 2.64m)
BEDROOM FOUR Fitted carpet, double radiator and window to rear aspect.	11'0 max x 8'6 max (3.35m max x 2.59m max)
BATHROOM Three piece suit comprising of vanity basin unit, W.C and bath with electric shower over. Tiled with a heated towel rail and a window to rear aspect.	7'9 x 6'5 (2.36m x 1.96m)
FRONT GARDEN Sweeping gravel driveway, with parking to multiple cars, lawn, shrubs and trees.	
REAR GARDEN Lawn, with pergola, patio area and borders.	
WORKSHOP Light and power.	

Welcome to this charming detached house located on Lynn Road in the desirable village of Grimston, Norfolk. This property boasts a spacious kitchen diner, perfect for hosting family gatherings or entertaining friends. With a cozy lounge, four bedrooms, and two bathrooms, there is ample space for a growing family or those who love to have guests over. One of the benefits of this property is the workshop with light and power, ideal for those who enjoy DIY projects or need extra storage space. Additionally, the snug leading into the garden provides a cosy retreat where you can relax and unwind after a long day. This house is well presented throughout, exuding style and elegance in every corner. Whether you are looking for a peaceful countryside retreat or a place to call home in a friendly community, this property offers the best of both worlds. Don't miss out on the opportunity to own this beautiful home in Grimston. Book a viewing today and experience the charm and warmth that this property has to offer.



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. Made with Metreage ©2024



