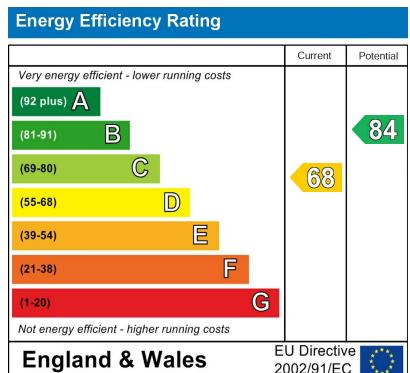


DIRECTIONS

From Kings Lynn town centre proceed out towards the Gaywood shopping centre turning left at the clock tower onto Wootton Road. Proceed along and then turn left onto Reffley Lane. Continue until the end of the road and at the junction with Seathwaite Road, turn left and continue along. Turn left onto Lexham Road where the property can be located on the left hand side and is easily identified by our For Sale board.



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.



5 Lexham Road King's Lynn Norfolk PE30 3XN

BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE WITH GARAGE & DRIVEWAY FOR PARKING

King's Lynn

£260,000 Freehold

01553 692828
sales@brittons.net





HALLWAY

Laminate flooring, stairs leading to first floor and a double radiator.

6'7 x 5'9 (2.01m x 1.75m)

CLOAKROOM

Comprising of a hand wash basin and W.C, with an extractor fan, double radiator, cupboard and a tiled floor.

4'10 x 4'8 (1.47m x 1.42m)

LOUNGE

Laminate flooring, bay window to front aspect and a double radiator.

14'10 x 10'9 (4.52m x 3.28m)

KITCHEN / DINER

Range of wall base and drawer units with worktop over, integrated microwave, gas hob and electric oven, with extractor hood over. Space for washing machine and dishwasher. Patio doors leading to the conservatory and window to the rear aspect. Double radiator. Laminate flooring.

17'1 x 8'9 (5.21m x 2.67m)

CONSERVATORY

Tiled floor

11'5 x 8'6 (3.48m x 2.59m)

BATHROOM

Comprising of three piece suite, hand wash basin within vanity unit, W.C, and bath with electric shower over. Vinyl flooring. Heated towel rail. Window to side aspect.

7'4 x 5'6 (2.24m x 1.68m)

BEDROOM ONE

Fitted carpet, window to rear aspect and a radiator.

10'8 max x 9'6 (3.25m max x 2.90m)

ENSUITE

Comprising of hand was basin within vanity unit, W.C, and an shower enclosure. Vinyl flooring, window to rear aspect and a heated towel rail.

7'4 max x 4'2 (2.24m max x 1.27m)

BEDROOM TWO

Fitted carpet, window to front aspect and radiator.

9'10 x 6'6 (3.00m x 1.98m)

BEDROOM THREE

Fitted carpet, radiator, window to front aspect and airing cupboard.

10'3 max x 8'5 max (3.12m max x 2.57m max)

FRONT GARDEN

Decorative gravel and driveway.

REAR GARDEN

Fully enclosed with patio, decking area and a useful timber shed.

GARAGE

Single garage with up and over door and electric.

Nestled in the charming area of Lexham Road, King's Lynn, this delightful detached house offers a perfect blend of comfort and style. With three bedrooms, this property is ideal for families or those seeking extra space. The spacious lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests. Along with a kitchen/diner, which is designed for both functionality and social gatherings. This area flows seamlessly into a lovely conservatory, allowing natural light to flood the space. With two bathrooms- one being an en-suite to the master bedroom, morning routines will be a breeze, ensuring convenience for all residents. The property is well presented throughout, showcasing a modern aesthetic that is both inviting and practical. For those with vehicles, the property boasts parking and a garage, a valuable feature in this desirable area. Whether you are looking to settle down in a family-friendly neighbourhood or simply seeking a peaceful retreat, this home on Lexham Road is sure to impress. Don't miss the opportunity to make this charming house your new home.

GROUND FLOOR



1ST FLOOR

