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DIRECTIONS

From Kings Lynn town centre proceed out towards the South Gates along London Road 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		
(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.



90 London Road King's Lynn Norfolk PE30 5EU

WELL PRESENTED AND SPACIOUS FIVE BEDROOM THREE STOREY HOUSE. GRADE II WITH PERIOD FEATURES THROUGHOUT.

King's Lynn

£315,000 Freehold

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ENTRANCE HALLWAY Spacious with wooden flooring, feature period arch with stairs to first floor, meter cupboard, under stairs storage cupboard and a double radiator.	32'0 x 6'9 (9.75m x 2.06m)
CLOAKROOM Comprising of a wall mounted hand wash basin, W.C, and a wall mounted Worchester gas boiler. Tiled floor. Double Radiator.	
DINING ROOM Wooden flooring, picture rail, French doors leading into kitchen diner. Double radiator.	15'3 x 13'11 (4.65m x 4.24m)
LOUNGE Wooden floor, wood burning stove with decorative wooden surround and tiled hearth. Recessed feature shelving unit. Picture rail and period style coving. Double radiator with decorative radiator cover. Large sash window to the front aspect with internal shutters.	15'9 x 15'5 (4.80m x 4.70m)
KITCHEN / DINER Range of base, wall and drawer units with worktop over. Stainless steel sink with mixer tap over, integrated electric oven and hob with extractor hob over. Space for American fridge freezer and a family dining table. Large roof light with opening windows. Window and French doors to the rear aspect. Double radiator.	25'3 x 13'4 (7.70m x 4.06m)
UTILITY Base units with worktop over. Space for washing machine and tumble dryer. Stainless steel sink with tiled splash back. Tiled floor. Recessed shelving unit.	8'10 x 5'7 (2.69m x 1.70m)
BATHROOM Three piece suite comprising of a pedestal hand wash basin, W.C and bath with electric shower over. Vinyl flooring. Extractor fan and heated towel rail.	
BEDROOM ONE Fitted carpet, picture rail, period coving and a sash window to the rear aspect. Door leading to ensuite.	15'5 x 13'9 (4.70m x 4.19m)
ENSUITE Vinyl flooring, pedestal hand wash basin, W.C, bath with electric shower over. Obscured window to rear and side aspect. Extractor Fan.	
BEDROOM FIVE / RECEPTION ROOM Fitted carpet, marble fireplace surround with decorative fireplace, original decorative coving and picture rail. Two large sash windows fitted with shutters. Double radiator.	21'0 x 16'6 (6.40m x 5.03m)
2ND FLOOR	
BEDROOM TWO Fitted carpet, sash window to the front aspect and a double radiator.	17'1 x 10'6 (5.21m x 3.20m)
BEDROOM THREE Fitted carpet, sash window to the front aspect and a double radiator.	15'1 x 11'2 (4.60m x 3.40m)
BEDROOM FOUR Fitted carpet, sash window to the rear aspect, decorative original feature fireplace and a double radiator.	14'1 x 12'2 (4.29m x 3.71m)
REAR GARDEN Walled garden mainly laid to lawn. Sheltered patio area. Two outhouses.	
FRONT GARDEN Laid to decorative gravel and box hedging. Wrought iron railings.	
BARN Two storey barn with cobbled floor, double doors, ladder to the first floor. Access to rear garden. Double doors to John Street.	

Nestled on the historic London Road in King's Lynn, this exquisite Grade Two listed townhouse, built in 1840 and restored by the King's Lynn Preservation Trust in 2014, offers a unique blend of period charm and modern living. With its striking high ceilings adorned with elegant coving and substantial skirting boards, the property exudes a sense of grandeur that is both inviting and impressive. The residence boasts two generous reception rooms, providing ample space for both relaxation and entertaining. Each room is filled with natural light, thanks to the beautifully restored sash windows that are a hallmark of this period home. You will also find a generous Kitchen/diner on the ground floor with the added convenience of a utility and cloakroom. The five spacious bedrooms are designed to offer comfort and tranquillity, making them perfect retreats for family members or guests. The property features two well-appointed bathrooms, ensuring convenience for all occupants. A standout feature of this home is the stunning return balustrade split staircase, which serves as a focal point and adds to the overall elegance of the interior. Additionally, the property includes a two-storey barn at the rear, offering versatile space that could be utilised for a variety of purposes, whether as a workshop, studio, or additional storage. This townhouse is not just a home; it is a piece of history, beautifully restored to maintain its original character while providing the comforts of modern living. With its prime location and charming features, this property is a rare find in King's Lynn, perfect for those seeking a distinguished residence in a vibrant community.



Whilst every attempt has been made to ensure the accuracy of the description 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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