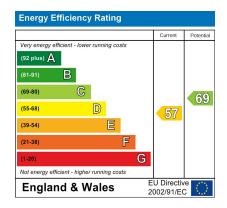
## **DIRECTIONS**

From Kings Lynn travel west along the A17 towards Sleaford and approximately three and half miles after the Pullover roundabout turn left onto Moat Road then turn right onto Bullock Road and head to the junction at the bottom of Bullock Road, then keep right onto Hay Green Road South where the property can be found on the right hand side 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.



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97, Hay Green Road South, Terrington St Clement, King's Lynn, PE34 4PU

THREE BEDROOM DETACHED BUNGALOW IN QUIET AND CONVIENIENT LOCATION WITH GARAGE AND OFF ROAD PARKING.
NO UPWARD CHAIN.

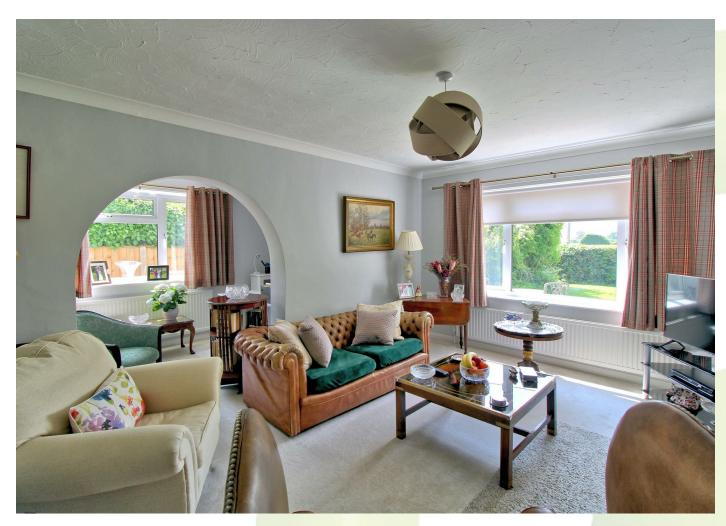
**Terrington St Clement,** 

£325,000 Freehold

01553 692828 sales@brittons.net









BEDROOM ONE

Vinyl flooring, radiator, access to loft which is well lit, fully insulated and part boarded.

LOUNGE Fitted carpet, window to front aspect, fireplace and a radiator.	15'11 x 11'10 (4.85m x 3.61m )
STUDY Fitted carpet, radiator and a window to side aspect.	14'1 x 5'11 (4.29m x 1.80m)
DINING ROOM  Laminate flooring, door to conservatory, two storage cupboards and radiator.	12'2 x 11'10 (3.71m x 3.61m )
KITCHEN  Range of base, wall and drawer units with worktop over, integrated hob and electric oven, stainless steel sink and drainer with mixer tap over, window to side aspect and laminate flooring	12'2 x 5'11 (3.71m x 1.80m)
UTILITY Vinyl flooring, space for washing machine and tumble drier. Stainless steel sink with drainer. Window to rear aspect.	12'1 x 7'1 (3.68m x 2.16m)
GARDEN ROOM	22'2 x 7'1 (6.76m x 2.16m)

Flooded with natural light. Vinyl flooring, double radiator and door to garage, garden and utility.

Fitted carpet, window to front aspect, radiator. BEDROOM TWO 10'10 x 7'10 (3.30m x 2.39m)

11'6 x 11'6 (3.51m x 3.51m)

Fitted carpet, window to rear aspect and radiator. BEDROOM THREE 7'9 x 7'9 (2.36m x 2.36m)

BATHROOM 11'10 x 5'3 (3.61m x 1.60m)

Four piece suite comprising of a hand wash basin set within a vanity unit, W.C, bath and a walk in shower. Vinyl flooring, window to side aspect and a heated towel rail.

Spacious private front garden with lawn, concrete path leading off of gravel driveway and established trees shrubs and borders.

REAR GARDEN Enclosed rear garden mainly laid to lawn beautifully maintained. Established shrubs, trees and borders. Patio area for seating.

GARAGE 19'0 x 9'0 (5.79m x 2.74m) Single garage with integral door into the conservatory, up and over door, light and power.

## IMPORTANT INFORMATION

Fitted carpet, window to rear aspect and radiator.

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Nestled in the tranquil setting of Hay Green Road South, Terrington St. Clement, this beautifully presented detached bungalow offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat. The property boasts an inviting reception room, providing ample space for relaxation and entertaining guests. The bright and airy garden room is a standout feature, allowing natural light to flood the space while offering delightful views of the private rear garden. This serene outdoor area is perfect for enjoying the fresh air or hosting summer gatherings. Additionally, the bungalow includes a useful utility room, enhancing the practicality of everyday living. Parking is convenient with space for multiple vehicles, ensuring ease of access. This charming bungalow is not just a house; it is a home that promises comfort and tranquillity in a picturesque setting. Whether you are looking to settle down or seeking a peaceful getaway, this property is sure to impress. NO UPWARD CHAIN

**GROUND FLOOR** 

















