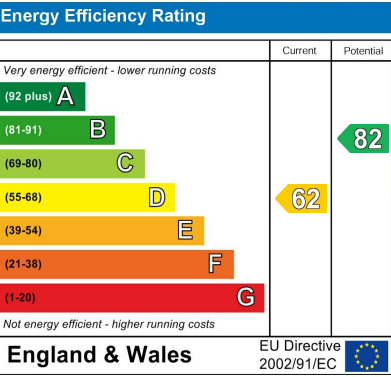


DIRECTIONS

Sat Nav : PE30 3BP



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY
PARKING AND A GARAGE

King's Lynn

Freehold

Offers in the region of
£230,000

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ENTRANCE HALL

Fitted carpet. Single radiator. Leading to living room and kitchen. Stairs to first floor with fitted carpet and wooden handrail. Under stairs storage cupboard.

KITCHEN

Range of wall, base and drawer units with worktop over. Integrated oven. Integrated gas hob with extractor hood over. Breakfast bar. One and a half bowl sink with drainer and mixer tap over. Window to side aspect. Leading to rear lobby and utility. Vinyl flooring.

UTILITY

Tile flooring. Window to rear aspect. Space and plumbing for washing machine. Boiler.

REAR LOBBY

Patterned tiled flooring. Storage heater. Window to side aspect. Door to garden. Large storage cupboard. Leading to cloakroom.

CLOAKROOM

Integrated hand wash basin with gold finished mixer tap over and vanity unit under, concealed closet W.C. Laminate wood effect flooring. Obscured window to rear aspect.

OPEN PLAN LIVING DINER

Open plan layout, fitted carpet. Two double radiators. Door to rear aspect. Bay window to front. Decorative wooden fireplace with tiled effect backing and electric fire.

LANDING

Fitted carpet. Single radiator. Loft access. Airing cupboard.

BEDROOM ONE

Large space. Fitted carpet. Large full width built in wardrobe. Bay window to front aspect. Double radiator.

BEDROOM TWO

Fitted carpet. Double radiator. Window to rear aspect.

BEDROOM THREE

Fitted carpet. Window to rear aspect.

BATHROOM

Three piece suite with hand wash basin with mixer tap over and vanity unit under. W.C. Fitted bath with mixer tap and the thermostatic shower over. Obscured window to side aspect. Vinyl flooring. Heated towel rail. Full height surround tiling.

FRONT OF PROPERTY

Generous driveway with space for multiple vehicles. Gate to side to access rear garden.

REAR GARDEN

Low maintenance patio area, enclosed by brick walls.

SINGLE GARAGE

Up and over door.

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Situated on Loke Road in the charming town of King's Lynn, this delightful semi-detached house, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. As you enter, you are welcomed by a spacious open-plan living and dining area, featuring a lovely bay window that floods the room with natural light. This inviting space is perfect for both entertaining guests and enjoying quiet evenings at home. Adjacent to the living area, you will find a fully equipped kitchen that boasts a utility area, providing practicality and convenience for everyday living. The large master bedroom is a standout feature, complete with built-in wardrobes that offer ample storage. The additional bedrooms are also generously sized, ensuring comfort for all family members or guests. Outside, the property benefits from a low-maintenance, secure garden, ideal for enjoying the outdoors without the hassle of extensive upkeep. The property has parking for multiple vehicles, making it easy for you and your visitors (please note no drop kerb). This home is not only a wonderful place to live but also offers a fantastic opportunity to enjoy the vibrant community of King's Lynn. With its blend of historical charm and modern amenities, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.



TOTAL FLOOR AREA: 1277 sq. ft. (118.6 sq. m.) approx.
We warrant every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of areas, volumes, levels and layout shall not be deemed an endorsement or a warranty, in relation to the construction or the construction. This plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a basis for any construction or other purposes. The various dimensions and measurements shown hereon are approximate and should be used as a guide only. Made with Metacore (2025) 11/11/2025



