

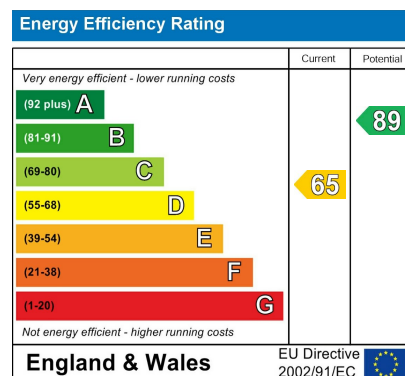


**brittons**  
estate agents

www.brittons.net

### DIRECTIONS

From Kings Lynn travel along the A47 until you come to the roundabout taking the 2nd exit onto the A17 signposted Sleaford. Turn right into Station Road signposted Terrington St. Clement, turn left onto Sutton Road then right onto Marshland Street. Take the left hand turn onto Wesley Road, then right onto Hillgate Street then left onto Chapel Road, left onto The Saltings where the property can be found on the right 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.



33 The Saltings Terrington St Clement King's Lynn, PE34 4PB

**TWO BEDROOM DETACHED BUNGALOW WITH GARAGE & DRIVEWAY FOR MULTIPLE CARS  
NO UPWARD CHAIN**

**Terrington St Clement**

**£220,000 Freehold**

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**HALLWAY** 1'2 x 6'9 (0.36m x 2.06m )

Laminate flooring, storage cupboard, loft access and airing cupboard.

**LOUNGE** 13'11" x 12'5" (4.24 x 3.78)

Fitted carpet, window to front aspect and fireplace with stove burner.

**KITCHEN** 13'8" x 9'9" (4.17 x 2.97)

Range of base, wall and drawer units with worktop over. Pantry/storage cupboard, Stainless steel sink with drainer and window to rear aspect above, over looking rear garden, Space for washing machine and fridge/freezer, Laminate flooring and Storage heater.

**CONSERVATORY** 11'9" x 8'2" (3.58 x 2.49)

Vinyl flooring, French doors to rear garden and Electric storage heater.

**BEDROOM 1** 12'8" x 9'8" (3.86 x 2.95)

Fitted carpet, window to front aspect and electric storage heater.

**BEDROOM 2** 10'6" x 10'3" (3.20 x 3.12)

Fitted carpet, window to rear aspect and electric storage heater.

**BATHROOM** 8'10" x 5'3" (2.69 x 1.60)

Comprising of two piece suite, hand wash basin set within vanity unit, W.C, and double walk in shower, Storage heater, Two windows to rear aspect and Laminate flooring.

**GARAGE**  
Single garage with up and over door.

**FRONT GARDEN**  
Mainly laid to lawn with shrubs and gravel driveway.

**REAR GARDEN**  
Mainly laid to lawn with patio area and two garden sheds.

Nestled in the desirable village of Terrington St Clement, this charming detached bungalow presents an excellent opportunity for those seeking a tranquil yet convenient lifestyle. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for a peaceful retreat. Upon entering, you are welcomed into a cosy reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow features a well-appointed bathroom, ensuring comfort and convenience for all residents. One of the standout features of this property is the delightful conservatory. The exterior of the property is equally impressive, with a larger than average front and rear garden that offers ample space for outdoor activities, gardening, or simply enjoying the fresh air. Parking is a breeze with space for multiple vehicles, adding to the practicality of this lovely home. Furthermore, the absence of an upward chain means a smoother transition for potential buyers, allowing for a quicker move-in process. This bungalow is situated in a sought-after area, known for its community spirit and accessibility to local amenities. Whether you are looking to downsize, invest, or find your first home, this property is sure to impress. Do not miss the chance to make this delightful bungalow your own.

NO UPWARD CHAIN

