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28 Greenpark Avenue, Kings Lynn PE30 2NB

Offers in excess of £248,000

**BELVOIR!**



## Key Features

- > MODERN SEMI DETACHED
  - > THREE BEDROOMS
  - > KITCHEN/DINER
- > EN SUITE TO MASTER
  - > PARKING
- > ENCLOSED GARDEN
  - > Tenure: Freehold
  - > EPC rating B



Belvoir are pleased to offer this well presented three-bedroom semi-detached property in this sought after location. The property benefits from entrance hall, lounge, fitted kitchen/diner, cloakroom, three bedrooms with en suite to master and family bathroom, externally off road parking and enclosed rear garden. Gas central heating and UPVC double glazing throughout. Within easy access to the town centre and local amenities shops, supermarkets and schooling. Queen Elizabeth Hospital is only a short distance away and offers excellent transport and commuting and rail links. The property is presented in ready to move into condition and viewing is advised.





### ENTRANCE HALL

Sealed unit double glazed door, stairs to first floor landing, under stairs storage cupboard, radiator.

### CLOAKROOM

UPVC double glazed window to the front elevation, two-piece suite comprising of WC, wash hand basin, radiator.

### LOUNGE

17'4" x 9'8" (5.3m x 3m)

UPVC double glazed window to the front and two UPVC double glazed windows to the side elevation, corner feature fire surround with inset electric fire, radiator.

### KITCHEN/DINER

17'4" x 9'8" (5.3m x 3m)

UPVC double glazed window to the side elevation, UPVC double glazed french doors to the side elevation, range of fitted base and wall units, stainless steel 1 1/2 bowl sink units with mixer taps over, built in oven hob and canopy hood, plumbing for washing machine, wall mounted boiler providing domestic hot water and radiator heating.

### FIRST FLOOR LANDING

Access to loft space.

### BEDROOM 1

11'11" x 9'11" (3.6m x 3m)

UPVC Juliette style window with feature railings to the side elevation, radiator.

### EN SUITE

UPVC double glazed window to the front elevation, three-piece suite comprising of WC, wash hand basin, shower cubicle, radiator, part tiling to walls.





### **BEDROOM 2**

11'0" x 10'0" (3.4m x 3m)

UPVC double glazed window to the front and rear elevation, radiator. Maximum measurements.

### **BEDROOM 3**

8'7" x 6'1" (2.6m x 1.9m)

UPVC double glazed window to the side elevation, radiator.

### **BATHROOM**

UPVC double glazed window to the front elevation, three-piece suite comprising of WC, wash hand basin, panelled bath, radiator, part tiling to walls.

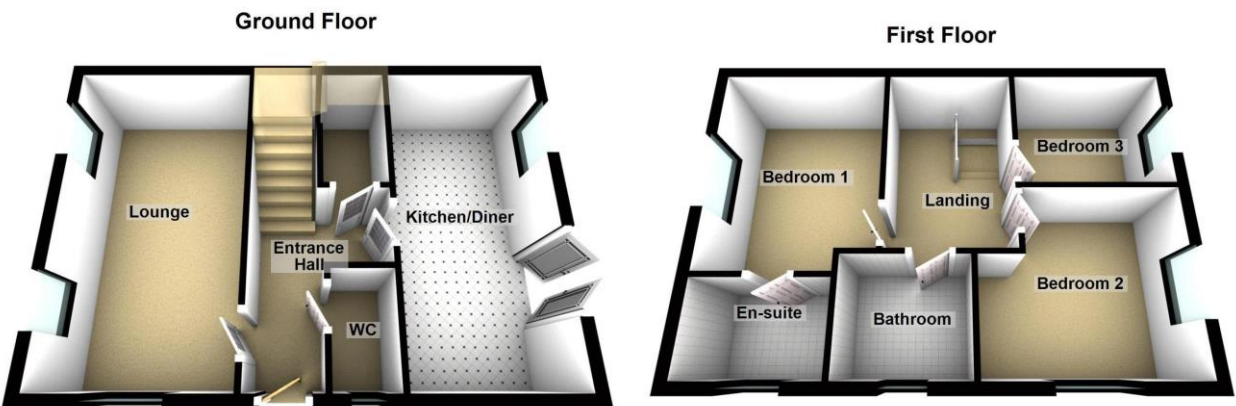
### **EXTERNALLY**

Off road parking for two vehicles to the side elevation, gated access to the garden, enclosed by fencing, laid to lawn with mature flower and shrub borders, standing for storage shed.

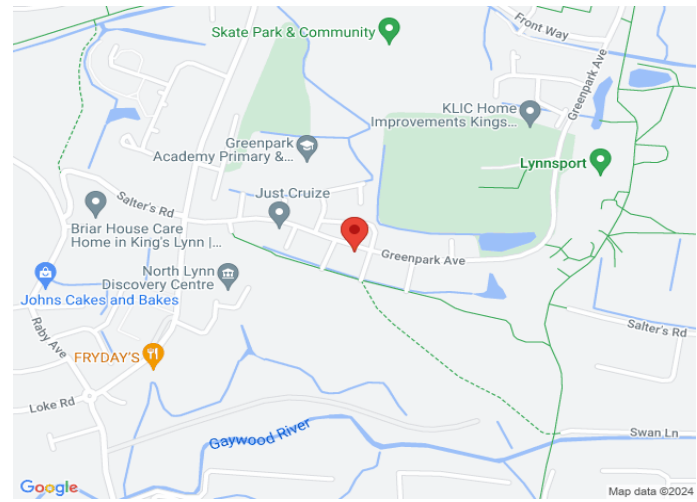








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>	94	95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Contact us today to arrange a viewing...

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