



THE STORY OF
121 Lynn Road
Ingoldisthorpe, Norfolk

SOWERBYS



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121 Lynn Road

Ingoldisthorpe, Norfolk
PE31 6NS



Character Two Bedroom Cottage
Two Reception Rooms and an Enclosed Rear Garden
Brick-Built Shed and Off-Street Parking
No Onward Chain



121 Lynn Road is in the pretty character village of Ingoldisthorpe, a stroll to the neighbouring villages of Dersingham and Snettisham, and only a short drive from the beautiful north Norfolk coastline.

The property has a character carrstone frontage, a local material commonly found in the area, and has the benefit of off-street parking on the gravel frontage. Once inside, the downstairs reception rooms have recently been decorated and are ready for carpets to be laid down; the lounge has a feature character fireplace.

The accommodation briefly consists of a lounge, through to a separate dining room, kitchen, downstairs bathroom,

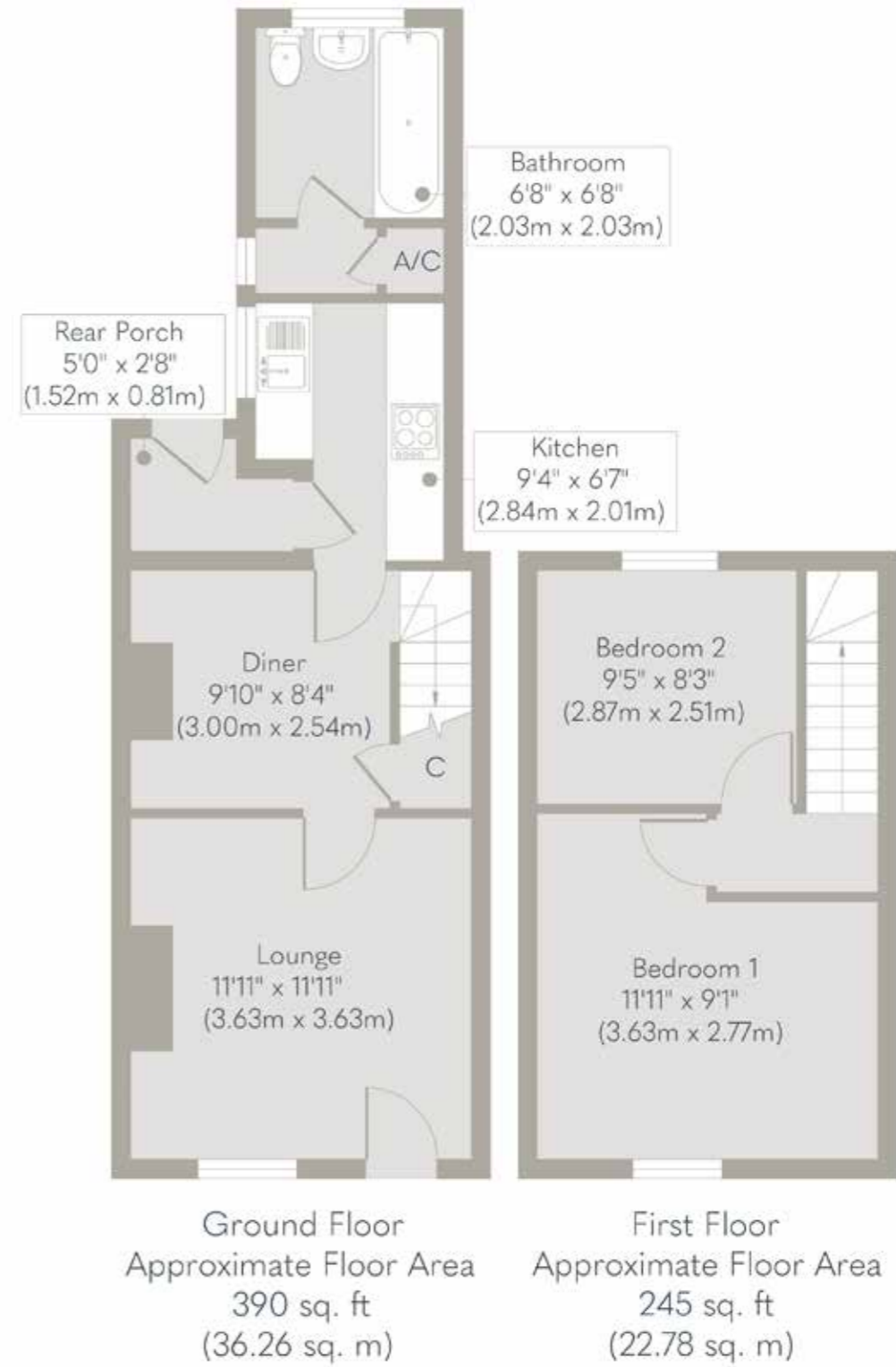
and a lean-to rear porch.

Upstairs there are two bedrooms, with the principal bedroom located at the front of the property with lovely countryside views—perfect to wake up to and look upon.

Outside, the rear garden is enclosed with a grassy area and a small patio that leads to a brick-built storage shed.

With potential to put your own stamp on the property and with no onward chain, the property will appeal to a wealth of different buyers, including first-time buyers, second homeowners, investors, or a prospective buyer looking to downsize.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Ingoldisthorpe

IN NORFOLK
IS THE PLACE TO CALL HOME



There's a Norfolk saying, 'slow you down', and if you follow the old coast road nine miles east from King's Lynn to

Ingoldisthorpe, you'll discover the charm of life at an unhurried pace in this pretty village. This small village is located between the busier villages of Snettisham and Dersingham on the Wash coast, north of King's Lynn.

Nearby, an outstanding village school is just one of the reasons why Ingoldisthorpe is so popular with young families, along with a village church - St Michaels, a sports and social club and a village hall where a range of classes and events are held.

There are good shops in both Snettisham and Dersingham. King's Lynn is around ten miles away, and has supermarkets and a wider range of amenities, as well as a main line link to London King's Cross.

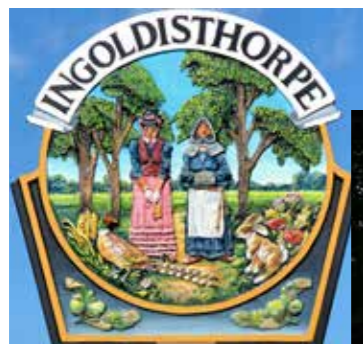
For a small, coastal village, Snettisham has

a big reputation, not least as a gourmand's getaway. Add to this a wealth of pretty period properties and it's not surprising that many come for a weekend only to seek a more permanent place to stay.

With a primary school, GP surgery and dental practice, plus a central chemist and supermarket, plus a handy local builder's merchant for any renovations, the village is extremely well serviced. A small retail park, Poppyfields, and The Granary, which is a treasure trove of craft, antiques and collectibles, sit on the edge of the village and are fun to explore.

Resplendent St Mary's Church sits on a hill behind the village centre and was built in the 14th century.

'The perfect village' is how many locals lovingly describe Dersingham which is well-serviced with a primary and junior school, GP surgery, library, Post Office, a butcher, supermarket, newsagent, garden centre, Chinese restaurant and a smashing fish and chip shop – all within a relatively compact 5.6 sq mile radius!



Note from the Vendor



“Locally there are plenty of pleasant walks.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 9412-3005-7204-7249-6204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///seaside.losing.maps

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