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THE STORY OF

130 Lynn Road

Ingoldisthorpe, Norfolk

SOWERBYS



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Ingoldisthorpe, Norfolk
PE31 6NS

Detached House

Sitting Room

Kitchen Overlooking
the Rear Garden

Downstairs WC

Three Bedrooms

Family Bathroom

Modern Heating

Ample Driveway

Garage

Excellent Potential to Improve

Nestled in the heart of a charming and sought-after village, just a short drive from the picturesque coast and the lively town of King's Lynn, this detached three bedroom house offers the perfect blend of countryside tranquillity and convenient access to amenities and leisure pursuits. With a direct train line to London nearby, commuting or weekend getaways are easily within reach.

This property has been cherished by the same family for many years, and now presents an exciting opportunity for a new owner to make their mark. While in need of modernisation, it boasts ample potential to become a truly bespoke home. With generous parking and a detached garage, space is not a concern. Inside, the layout is ideal for family living, with three well-proportioned bedrooms offering comfort and privacy.

Living here would mean enjoying a peaceful village atmosphere, where local amenities and scenic walks are on your doorstep, while being close enough to enjoy the bustling markets, restaurants, and shops of King's Lynn. For those with a creative vision, this home is the perfect canvas to transform into your dream property.

SOWERBYS HUNSTANTON OFFICE

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First Floor
Approximate Floor Area
669 sq. ft
(62.10 sq. m)



Garage
Approximate Floor Area
307 sq. ft
(28.50 sq. m)

Ground Floor
Approximate Floor Area
697 sq. ft
(64.76 sq. m)

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.

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Ingoldisthorpe

A SLOWER PACE OF LIFE IN A
PRETTY VILLAGE

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.

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.



Note from Sowerbys



“There's potential to create a unique and impressive family home within this lovely, mature plot.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///protected.whizzing.typically

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SOWERBYS

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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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