

Alexanders



Church Place

King's Lynn





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- Attractive, substantial detached property
- Occupying an enclosed, established level plot
- Comprehensively restored, reconfigured and extended in recent years
- Tastefully presented with an excellent specification throughout.
- Impressive living / dining kitchen with Oak frame extension
- Spacious accommodation arranged over two floors
- Three reception rooms, four double bedrooms, main bedroom with ensuite
- Modern finish but oodles of period charm and character throughout
- Private, gated driveway parking for 3+ vehicles and enclosed gardens
- No upward chain

Preliminary Announcement

Alexanders are delighted to offer this beautifully appointed detached home either as a primary residence or holiday/2nd home. Whilst full particulars are being prepared including floor plans and media content we invite early interest and viewings strictly by appointment.

All enquiries to: James Kirk, Managing Director

Accommodation Summary

GF: Entrance hallway, utility / cloakroom / w.c, storage, Living kitchen / dining, sitting room, snug, rear hallway / front door.

FF: Landing, master bedroom with ensuite, three further double bedrooms, family bathroom

Outside: Driveway with off road parking for 3+ vehicles, potential for garage / car port (STP), easterly facing rear gardens being enclosed with established boundaries and large rear patio area for outside seating.

Services

Mains water, electricity and Oil fired central heating

EPC

EPC Rating: D - Valid until 7th February 2032





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TOTAL FLOOR AREA 3306.9 sq ft (307.22 sq.m.) approx

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



Viewing by appointment only

Alexanders

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Melton Mowbray
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Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

