

Geoffrey & Collings Co

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Price £360,000 Freehold



15 Ingoldale, Ingoldisthorpe, King's Lynn, Norfolk, PE31 6NY

**** NO ONWARD CHAIN**** detached bungalow offering accommodation including:- Entrance Porch, Entrance Hall, Living Room, Kitchen/Diner, Utility, Three Double Bedrooms and Bathroom. The property which has been fully refurbished throughout benefits from UPVC double glazing and gas central heating, along with ample off road parking, an adjoining single garage and an enclosed garden to the side.

The property is situated in a popular location within the village of Ingoldisthorpe. The village is approximately 1 mile from Dersingham which offers a large variety of facilities to include: doctors surgery, vets, chemist, supermarket, butchers, opticians, schools, hairdressers and public houses. A wider range of shopping, leisure and medical facilities can be found in King's Lynn which also benefits from a main line rail link to Ely, Cambridge and London. The attractive scenery and walks of Royal Sandringham are also within very close proximity. There are also regular bus services to the seaside town of Hunstanton.

For further details and viewing arrangements in respect of the property, please contact our **DERSINGHAM OFFICE** office of Geoffrey Collings & Co.

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE PORCH

Tiled floor, UPVC double glazed door to:-

ENTRANCE HALL

Skimmed ceiling, access to part boarded roof space with access ladder, light and housing the gas fired boiler supplying domestic hot water and radiators, power points, double radiator, built in storage cupboard, doors to Living Room, Kitchen/Diner, Bedrooms and Bathroom.

LIVING ROOM

15'2" x 10'6" min opening to 12'1" max (4.62 x 3.20 min opening to 3.68 max)

A double aspect room with UPVC double glazed windows to the front and side, skimmed and coved ceiling, power points, television point, two double radiators, feature fireplace and hearth with inset living flame gas fire.

KITCHEN/DINER

21'9" x 9'8" max (6.63 x 2.95 max)

Skimmed and coved ceiling with inset spotlights, tiled floor, power points, two double radiators, UPVC double glazed window to rear, range of matching wall and base units with white and grey doors having square edged work surfaces over, larder unit with overhead cupboard, stainless steel sink with single drainer and mixer tap over, tiled splash backs, built in electric oven, built in combi oven, built in induction hob with cooker hood over, built in dishwasher, UPVC double glazed door to rear, UPVC double glazed double doors to :-

UTILITY

11'4" x 5'5" (3.45 x 1.65)

Skimmed ceiling with inset spotlights, power points, double radiator, UPVC double glazed window to rear, plumbing provision for washing machine, round edged work surface with cupboard under, tiled splash back, UPVC double glazed door to front, UPVC double glazed personnel door to Garage.

BEDROOM 1

11'8" x 10'5" (3.56 x 3.18)

A double aspect room with UPVC double glazed windows to the front and side, skimmed ceiling, power points, double radiator.

BEDROOM 2

10'5" x 9'9" (3.18 x 2.97)

Skimmed ceiling, power points, double radiator, UPVC double glazed window to side.

BEDROOM 3

9'10" x 8'2" (3.00 x 2.49)

Skimmed ceiling, power points, double radiator, UPVC double glazed window to front.

BATHROOM

9'10" x 6'3" (3.00 x 1.91)

Skimmed ceiling with inset spotlights, ceiling extractor, tiled floor, heated towel rail, UPVC double glazed windows to rear, part wall panelling, suite comprising elliptico bath with free standing mixer taps and shower attachment over, corner quadrant shower cubicle with full height ceramic wall tiling and fitted system mixer shower along with overhead rain rose, wash hand basin set on a vanity unit with cupboard under, low level WC.

OUTSIDE

FRONT

Asphalt driveway supplying ample car standing and leading to the Garage. A gravelled area for further car standing and leading around to the side garden. Outside tap.

GARAGE

16'1" max x 8'1" max (4.90 max x 2.46 max)

Up and over door, power and lighting, UPVC double glazed personnel door to Utility.

SIDE

An enclosed garden laid partly to lawn and partly to gravel with paved patio area and borders containing mature shrubs and plants. External power point and outside tap. From the garden is a path that runs across the length of the rear of the bungalow.

ADDITIONAL NOTES

ENERGY RATING

Rating D.

COUNCIL TAX

Band D = £2180.07 for 2024/25.

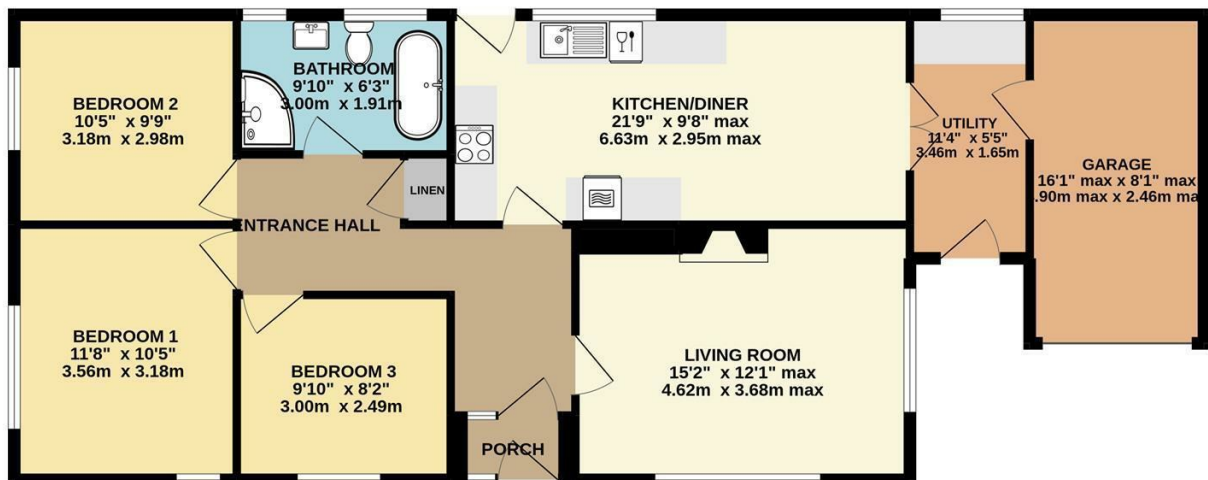
SERVICES

We understand that mains supply services of gas, water, electricity and drainage are connected to the property.

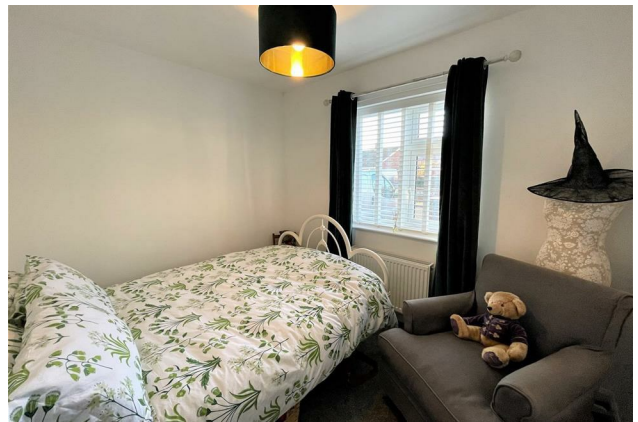
DIRECTIONS

Leave our Dersingham office by turning left onto Hunstanton Road and continue straight ahead over the traffic lights and out of the village. On entering Ingoldisthorpe, at the village pond turn right into Hill Road and then take the second turning right into Ingoldale and the bungalow is the first on the left hand side.

GROUND FLOOR



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 shown have not been tested and no guarantee as to their operability or efficiency can be given.
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REFERRAL FEE DISCLOSURE

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

REFERRAL SERVICE PROVIDERS:

Conveyancing

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

Energy Performance Certificates

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.