



Price £280,000 Freehold



40 Park Lane, King's Lynn, PE31 7NW

A mature semi-detached house offering accommodation including: Entrance Hall, Living Room, Study, Shower Room, Kitchen/Diner and Conservatory to the ground floor, along with Landing, Two Double Bedrooms and Bathroom to the first floor. This nicely presented property which benefits from UPVC double glazing and gas central heating, has ample off-road parking to the front along with a well-maintained, enclosed garden to the rear. There is also a Studio/Summerhouse, a Brick Outbuilding and a useful Workshop.

The property situated in a popular location within the sought after village of Snettisham. The village offers a range of facilities to include; primary school, pharmacy, hairdressers, small Co-op store, doctors surgery, veterinary practice, public houses and two dental surgeries. There are also plenty of public footpaths for walking through the village as well as the nearby RSPB bird reserve. There are regular bus services to the nearby towns of Kings Lynn and Hunstanton and the property is approximately 3 miles to Snettisham beach and approximately 2 miles from Sandringham. A wider range of shopping and leisure facilities can be found in King's Lynn which also benefits from a main rail link to Cambridge and London Kings Cross.

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured & coved ceiling, laminate flooring, double radiator, stairs to first floor landing. Door to:-

LIVING ROOM

20'2" x 11'2" max (6.15m x 3.40m max)

Textured & coved ceiling, vinyl plank flooring, power points, telephone socket, single radiator, double radiator, built-in storage cupboard, UPVC double glazed window to front, UPVC double glazed double doors to kitchen/diner. Door to:-

STUDY

6'4" x 5'9" (1.93m x 1.75m)

Textured & coved ceiling, tiled floor, power points, UPVC double glazed window to side, round edged work surface with drawer unit under. Door to:-

SHOWER ROOM

5'8" max x 5'4" (1.73m max x 1.63m)

Textured & coved ceiling, tiled floor, wall mounted gas fired boiler supplying domestic hot water and radiators, wall extractor, low level storage cupboard, corner quadrant shower cubicle with full height composite back splash, low level WC, wash hand basin with composite back splash and cupboard under.

KITCHEN/DINER

17'4" x 9'6" min opening to 12'0" max (5.28m x 2.90m min opening to 3.66m max)

Skimmed ceiling, tiled floor, power points, double radiator, plumbing provision for washing machine and dishwasher, UPVC double glazed window to rear, range of matching wall and base units with round edged work surfaces over, mostly under cupboard lighting, tiled splash-backs, one & a half bowl stainless steel sink unit with single drainer and mixer tap over, Built-in electric oven, Built-in microwave, built-in ceramic hob with stainless steel extractor hood over, space for fridge freezer, UPVC double glazed door to side. Door to:-

CONSERVATORY

9'6" x 6'4" (2.90m x 1.93m)

UPVC double glazing over a brick base, white polycarbonate roof, tiled floor, power points, double radiator. UPVC double glazed double doors to rear garden.

FIRST FLOOR LANDING

Textured and coved ceiling, access to roof space, power point, single radiator, UPVC double glazed window to side. Doors to:-

BEDROOM ONE

12'0" x 10'0" (3.66m x 3.05m)

Textured and coved ceiling, ceiling light/fan, power points, single radiator, full width fitted wardrobe with sliding mirrored doors, built-in wardrobe, UPVC double glazed window to front.

BEDROOM TWO

9'9" x 9'6" (2.97m x 2.90m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to rear.

BATHROOM

9'1" max x 7'6" max (2.77m max x 2.29m max)

Textured and coved ceiling, vinyl floor covering, double radiator, chrome heated towel rail, UPVC double glazed window to rear. Suite comprising; panelled bath with full height tiled surround and mixer tap with shower attachment over, pedestal wash hand basin with tiled splash back, low level WC with tiled splash back.

OUTSIDE

FRONT

The property has a low walled frontage with a garden laid mainly to gravel with borders containing mature shrubs and plants. Gravelled driveway to side supplying car standing, gate giving pedestrian access to the rear.

REAR

Gravelled area to the side of the conservatory with a large timber shed. The garden is laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants. Paved patio at the bottom left of the garden. Brick Outbuilding and timber Studio/Summerhouse.

SUMMERHOUSE

12'5" x 8'5" (3.78m x 2.57m)

Timber construction and insulated, power and lighting, double doors and windows.

OUTBUILDING

11'5" max x 3'6" max (3.48m max x 1.07m max)

Brick construction with power points.

DIRECTIONS

Leave our Dersingham office via Hunstanton Road and continue out of the village. Stay on this road and head into Snettisham, round the right and left bends passing Longview Close on the right and take the next right into Dawes Lane. At the T Junction turn right and the property will be found further along on the left hand side.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX

Band B - £1740.52 for Borough Council of King's Lynn and West Norfolk

ENERGY PERFORMANCE CERTIFICATE

TBA

IMPORTANT NOTE

We understand that the property has had "spray foam insulation" in the roof. We advise all potential buyers to seek advice from their mortgage lender and surveyor before committing to a purchase, as some lenders will not lend on this type of installation.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.