

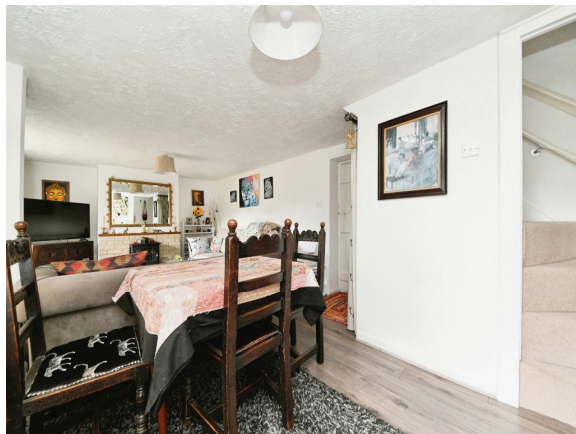


**Poplar Cottages, Chapel Road, Boughton, King's Lynn, PE33  
9AG**

**welcome to**

**Poplar Cottages, Chapel Road, Boughton, King's Lynn**

A characteristic two bedroom cottage located within the charming village of Boughton, occupying an extensive plot & backing onto fields. The property has been recently updated throughout by the current vendor & offers a generous open plan lounge/diner, country-style kitchen & comfortable bedrooms.



### Accommodation:

Double-glazed entrance door to:

### Living Area

11' 5" x 10' 7" ( 3.48m x 3.23m )

Double-glazed window to the front. Fireplace with granite hearth & space for an electric fire. Radiator.

### Dining Area

8' 7" x 10' 8" ( 2.62m x 3.25m )

Double-glazed window to the front. Radiator.

### Kitchen

11' 7" x 12' 4" ( 3.53m x 3.76m )

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, and space for a freestanding cooker. There is also space for a fridge & freezer, as well as space & plumbing for a washing machine. Radiator. Double-glazed windows to the side & rear.

### Bathroom

Fitted with WC, wash hand basin & bath with shower over. Radiator. Airing cupboard. Two double-glazed windows to the rear.

### First Floor Landing

Stairs from the dining area. Double-glazed window to the rear.

### Bedroom One

10' 8" x 11' 5" ( 3.25m x 3.48m )

Double-glazed window to the front. Radiator.

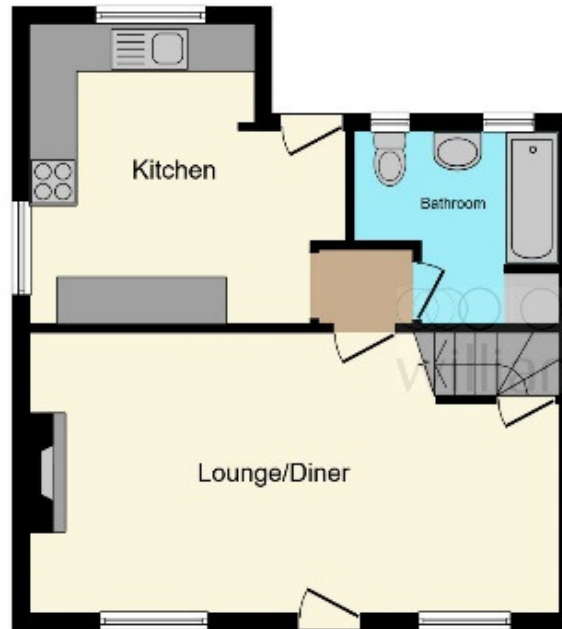
### Bedroom Two

8' 6" x 11' ( 2.59m x 3.35m )

Double-glazed window to the front. Radiator.

### Outside

To the side of the property, a shared gravelled driveway provides off-road parking for 1-2 cars & leads to the car port. To the rear of the property, the extensive rear garden backs onto fields & is fully enclosed by a fenced border. The garden is mainly laid to lawn, alongside a variety of plants, shrubs & trees, a gravelled area, two garden sheds & an outside tap.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Poplar Cottages, Chapel Road, Boughton, King's Lynn

- Two bedroom cottage
- Charming, semi-rural village location
- Large, mature rear garden
- Field views
- Off-road parking & car port

Tenure: Freehold EPC Rating: E

# £240,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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