



**Lynn Road, Shouldham, King's Lynn, PE33 0BW**



**welcome to**

**Lynn Road, Shouldham, King's Lynn**

A beautifully presented, detached bungalow set upon a generous plot in the sought-after village of Shouldham. The property is located within walking distance to the local village amenities, and has been recently updated by the current vendors to offer contemporary internal accommodation throughout.



## Accommodation:

### Entrance Hall

Door to the front. Two storage cupboards. Loft access.

### Lounge

18' x 10' 8" ( 5.49m x 3.25m )

Double-glazed windows to the side & double-glazed bay window to the front. Radiator. Fireplace with electric fire.

### Kitchen

10' 9" x 10' ( 3.28m x 3.05m )

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, a low-level electric oven & an electric hob with integrated cooker hood over. There is also an integrated fridge/freezer & integrated dishwasher, as well as space & plumbing for a washing machine. Double-glazed window to the front. Double-glazed door to the side.

### Bedroom One / Dining Room

12' 7" x 12' 5" ( 3.84m x 3.78m )

Double-glazed sliding doors to the rear leading to the conservatory. Radiator.

### Conservatory

8' 1" x 11' 9" ( 2.46m x 3.58m )

Of uPVC construction. Double-glazed windows to the sides & rear. Double-glazed French doors to the rear leading to the rear garden.

### Bedroom Two

9' 9" x 11' 2" ( 2.97m x 3.40m )

Double-glazed window to the rear. Radiator.

### Bedroom Three

9' 6" x 7' 5" ( 2.90m x 2.26m )

Double-glazed window to the side. Radiator.

### Bathroom

Fitted with WC, wash hand basin, shower cubicle & bath. Heated towel rail. Double-glazed window to the side.

## Outside

To the front of the property, a large gravelled driveway provides off-road parking for several cars & leads to the garage. The sizable rear garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a generous decking area, and various plants, shrubs & young trees.

## Agent's Note

Heating to the property is served by oil central heating. Please contact the branch for more details.



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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## **Lynn Road, Shouldham, King's Lynn**

- 3 bedroom detached bungalow
- Lounge + conservatory
- Modern kitchen with integrated appliances
- Off-road parking for several cars
- Garage

Tenure: Freehold EPC Rating: F

# £315,000



Please note the marker reflects the postcode not the actual property

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