









welcome to

Lynn Lane, Great Massingham King's Lynn

Situated in the popular village of Great Massingham is this two bedroom detached bungalow with garage and driveway. The property sits in an elevated plot, with views of farm land to the rear and is offered with no chain! The property would benefit from some modernisation and has huge potential!













Entrance Porch

Door to the front and uPVC window to the side and front.

Entrance Hall

Radiator and door to the front.

Cloakroom

Wash hand basin and uPVC window to the rear of the property.

Kitchen

14' 1" x 11' 1" (4.29m x 3.38m)

Kitchen with wall and base units, part tiled, composite sink with drainer, space for washing machine, pantry, airing cupboard, radiator and uPVC window to the front and side of the property.

Lounge

15' 1" x 14' (4.60m x 4.27m)

Fireplace which has been capped off with electric fireplace to the front, with tiled hearth, radiator, TV point and uPVC window to the front of the property.

Bedroom One

11' x 9' 10" (3.35m x 3.00m)

Radiator and uPVC window to the side of the property.

Bedroom Two

10' 1" x 10' 1" (3.07m x 3.07m)

Radiator and uPVC window to the rear of the property.

Bathroom

Suite comprising of bath with shower over, tiled, wash hand basin, radiator and uPVC window to the rear of the property.

Garage

12' 6" x 17' 11" (3.81m x 5.46m)

Up and over door, work bench and window to the side.

Outside

The property is approached by a driveway which provides ample off road parking. The front and rear gardens are laid to ease of maintenance, with patio, shrubs and flowering borders.

Agents Note

The vendor advises that the heating is oil fired central heating, with both the boiler and the oil tank are located outside to the rear of the property.

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved'



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





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Lynn Lane, Great Massingham King's Lynn

- Detached bungalow
- No onward chain
- Two bedrooms
- Garage & driveway
- Field Views

Tenure: Freehold EPC Rating: D

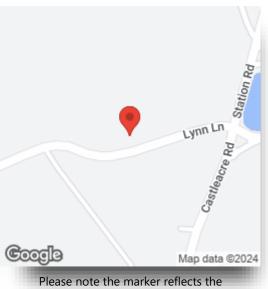
offers in excess of

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM107918



Property Ref: FKM107918 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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