









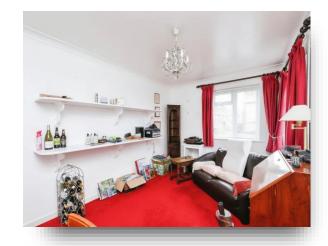
welcome to

Lamberts Cottage Creake Road, Syderstone King's Lynn

Situated in the quaint village of Syderstone is this detached 3 bedroom family home. The property has 3 bedrooms, two reception rooms, garage, garden and car port. The property has been loved & looked after for many years by the current owners, but would now benefit from some refurbishment.













Entrance Porch

Radiator and door to the front.

Entrance Hall

Storage cupboard, radiator, door and window to the front.

Cloakroom

WC, wash hand basin, radiator and uPVC window to the side.

Lounge

17' 4" x 9' 6" (5.28m x 2.90m)

Wood burner, radiator, uPVC window to the front and side.

Dining Room

15' 6" x 9' 9" (4.72m x 2.97m)

Radiator, uPVC window to the front and side.

Kitchen

Kitchen with wall and base units, space for oven, extractor over, composite sink with drainer, tiled floor, tiled splash back, stable door to side, uPVC window to the front and side.

Rear Porch

uPVC window to the side and door to the front.

Landing

Radiator

Bedroom One

17' 4" x 10' 2" (5.28m x 3.10m)

Fitted wardrobes, TV point, wash hand basin, tiled splash back, radiator and 2 uPVC windows to the front.

Bedroom Two

12' 11" x 9' 9" max (3.94m x 2.97m max)

Fitted wardrobes, radiator and uPVC windows to the front.

Bedroom Three

9' 9" x 8' (2.97m x 2.44m) Radiator and uPVC windows to the front.

Bathroom

Suite comprising shower room, WC, wash hand basin, loft access and uPVC window to the front.

Outside

Fully enclosed with patio area with steps leading to raised lawn with mature shrubs and trees.

Agents Note

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.





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 purposes 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





welcome to

Lamberts Cottage Creake Road, Syderstone King's Lynn

- Detached home with three bedrooms
- Two reception rooms
- Detached garage & car port
- Enclosed garden
- No onward chain

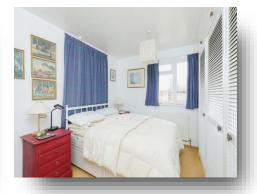
Tenure: Freehold EPC Rating: D

offers in excess of

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108019



Property Ref: FKM108019 - 0011 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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