



**Southview Cottages Lynn Road, West Rudham King's Lynn PE31
8RN**

welcome to

Southview Cottages Lynn Road, West Rudham King's Lynn

A two bedroom cottage within a pretty village setting. Offering cosy lounge, modern fitted kitchen, conservatory, two bedrooms and family bathroom. Off road parking to the side of the property with a private rear garden.



Lounge

13' 5" x 12' 2" (4.09m x 3.71m)

Wood burning stove with mantle and tiled hearth, staircase to first floor with storage recess under, 2 arched recesses with display shelving and storage cabinets, engineered oak flooring, canopy porch with stable door and double glazed window to front.

Kitchen

12' 2" x 7' 10" (3.71m x 2.39m)

Kitchen with wall and base units, fitted oven, hob with extractor over, quartz effect worksurfaces over, stainless steel sink unit with swivel mixer tap, plumbing and space for dishwasher and washing machines, ceiling recessed downlighters, wood effect tiled flooring, double glazed door to conservatory and window to rear,

Conservatory

14' 5" x 8' 6" (4.39m x 2.59m)

Double glazed construction with exposed brick, flint walls, engineered oak flooring and double doors leading to the garden.

Bedroom One

13' x 10' 4" (3.96m x 3.15m)

Walk-in wardrobe cupboard, storage cupboard, ceiling recessed downlighters and double glazed window to front,

Bedroom Two

8' 2" x 6' 7" (2.49m x 2.01m)

Wall mounted electric radiator, exposed ceiling beam, fitted shelving and double glazed window to rear.

Bathroom

Suite comprising of panelled bath with shower attachment, vanity unit with inset wash basin and WC, fully tiled, engineered oak flooring, heated mirror, exposed ceiling beam, extractor fan and double glazed window to rear,

Outbuilding

18' 3" x 6' 7" (5.56m x 2.01m)

Workshop area with window to side, fitted bench, power and light, pitched roof with eaves storage and pedestrian door.

Outbuilding 2

8' 10" x 7' 10" (2.69m x 2.39m)

Stable door, multi-paned window to front, power and light.



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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welcome to

Southview Cottages Lynn Road, West Rudham King's Lynn

- PRETTY COTTAGE
- OFF ROAD PARKING
- PRIVATE REAR GARDEN
- COSY LOUNGE WITH WOOD BURNER
- MODERN FITTED KITCHEN

Tenure: Freehold EPC Rating: F

offers over

£235,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108348 - 0004

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