



**Pike Lane, King's Lynn PE30 5FP**



**welcome to**

**Pike Lane, King's Lynn**

Located close to local amenities is this very well presented three bedroom semi-detached family home with off road parking and gas central heating - Viewing highly recommended.



**Entrance Door To:-  
Entrance Hall**

Vinyl flooring, radiator, stairs to first floor

**Cloakroom/utility**

Low level WC, wash hand basin, radiator, space and plumbing for washing machine and dryer, vinyl flooring

**Open Plan Kitchen/lounge/diner  
Kitchen Area**

12' 6" x 9' 9" ( 3.81m x 2.97m )

Range of base and wall units, roll edge worktop, inset stainless steel sink with mixer tap over, built-in oven, gas hob, extractor over, space for dishwasher and fridge freezer, part tiled walls, double glazed window, opening to:-

**L-Shaped Lounge/diner**

19' 5" x 14' 10" ( 5.92m x 4.52m )

Double glazed window, radiator, double glazed patio doors to rear

**First Floor Landing**

Storage cupboard, double glazed window, radiator

**Bedroom One**

14' 8" x 11' 3" ( 4.47m x 3.43m )

Double glazed window, radiator, walk-in dressing room, door to:-

**En Suite**

Shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window, wood effect vinyl floor

**Bedroom Two**

13' 1" x 12' 2" ( 3.99m x 3.71m )

Double glazed window, radiator

**Bedroom Three**

12' x 11' 1" ( 3.66m x 3.38m )

Double glazed window, radiator

**Family Bathroom**

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, part tiled walls, heated towel rail, double glazed window

**Outside**

Off road parking to the front. The rear garden is laid mainly to lawn with rear access gate to a further parking space.



**view this property online** [williamhbrown.co.uk/Property/KLN117750](http://williamhbrown.co.uk/Property/KLN117750)



welcome to

## Pike Lane, King's Lynn

- Located Close to Amenities
- Semi-detached House
- Three Double Bedrooms
- En Suite to Master
- Open Plan Kitchen/L-Shaped lounge/diner

Tenure: Freehold EPC Rating: B

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/KLN117750](http://williamhbrown.co.uk/Property/KLN117750)



Property Ref:  
KLN117750 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



[williamhbrown.co.uk](http://williamhbrown.co.uk)