



**East Cottage, Shepherds Gate Road, Tilney All Saints, King's Lynn PE34
4RP**

welcome to

East Cottage, Shepherdsgate Road, Tilney All Saints, King's Lynn

Located in the village of Tilney All saints is this delightful three bedroom semi detached house which has been well maintained throughout. Viewing is highly recommended.

Double Glazed Entrance Door To Conservatory

17' 3" x 11' 6" (5.26m x 3.51m)

UPVC construction, radiator, window to dining room, door to:-

Dining Room

14' 11" x 9' 11" (4.55m x 3.02m)

Radiator, window to conservatory, stairs to first floor, understair cupboard

Lounge

15' 1" x 11' 10" (4.60m x 3.61m)

Fireplace with inset wood burner, window to conservatory, dual aspect windows to side and rear

Kitchen

11' 7" x 6' 10" (3.53m x 2.08m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for Range cooker, space for fridge freezer, boiler situated under work top, door to:-

Conservatory

11' 7" x 7' 9" (3.53m x 2.36m)

Space for tumble dryer, space and plumbing for washing machine, radiator, double glazed door to garden

Bathroom

6' 7" x 5' 3" (2.01m x 1.60m)

Bath with electric shower over and shower screen, low level WC, wash hand basin, heated towel rail, double glazed window

First Floor Landing

Double glazed window, loft hatch

Bedroom One

11' 1" x 9' 11" (3.38m x 3.02m)

Double glazed window, radiator, fitted wardrobes, built-in storage cupboard

Bedroom Two

11' 11" x 7' 4" (3.63m x 2.24m)

Radiator, double glazed window with views over fields to the rear

Bedroom Three

7' 5" x 6' 2" (2.26m x 1.88m)

Radiator, double glazed window with views over fields at the rear

Cloakroom

Low level WC, wash hand basin, radiator

Conservatory

17' 3" x 11' 6" (5.26m x 3.51m)

UPVC construction, radiator, window to dining room, door to:-

Outside

To the front there is a large garden with driveway giving off-road parking for 2/3 cars. The rear garden is beautifully maintained and is enclosed with field views.



Ground Floor

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 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



welcome to

**East Cottage, Shepherds Gate Road,
Tilney All Saints, King's Lynn**

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Well Presented Throughout
- Good Sized Garden to Rear

Tenure: Freehold EPC Rating: D

£315,000



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Property Ref:
KLN114364 - 0004

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