



Kensington Road, King's Lynn PE30 4AT

welcome to

Kensington Road, King's Lynn

Located in the popular area of Newlyn which has good local facilities including shops, schools and leisure facilities is this beautifully presented three bedroom semi detached house. Viewing highly recommended.

Double Glazed Entrance Door To

Entrance Hall

Double glazed door, tiled floor, under floor heating, stairs to first floor, understair cupboard

Cloakroom

Low level WC, wash hand basin in vanity unit, double glazed window, under floor heating, panelled walls

Lounge

17' x 14' 1" (5.18m x 4.29m)

UPVC double glazed window, underfloor heating, log effect wood burner with solid oak plinth, oak effect laminate floor

Kitchen/ Diner

10' 10" x 9' 9" (3.30m x 2.97m)

Range of shaker style base and wall units, oak effect work top, one and half bowl ceramic sink and drainer, tiled splash back, integrated electric oven with electric hob and extractor over, integrated dishwasher, space and plumbing for washing machine and fridge freezer, tiled floor, under floor heating, double glazed window and patio doors to rear aspect leading to garden

First Floor Landing

Loft access

Bedroom One

13' x 11' 7" (3.96m x 3.53m)

Double glazed window to rear aspect, radiator, TV point

Bedroom Two

13' x 11' 7" (3.96m x 3.53m)

Oak effect laminate floor, double glazed window, to front aspect, radiator, TV point

Bedroom Three

9' 7" x 8' 7" (2.92m x 2.62m)

Double glazed window to front aspect, radiator, TV point

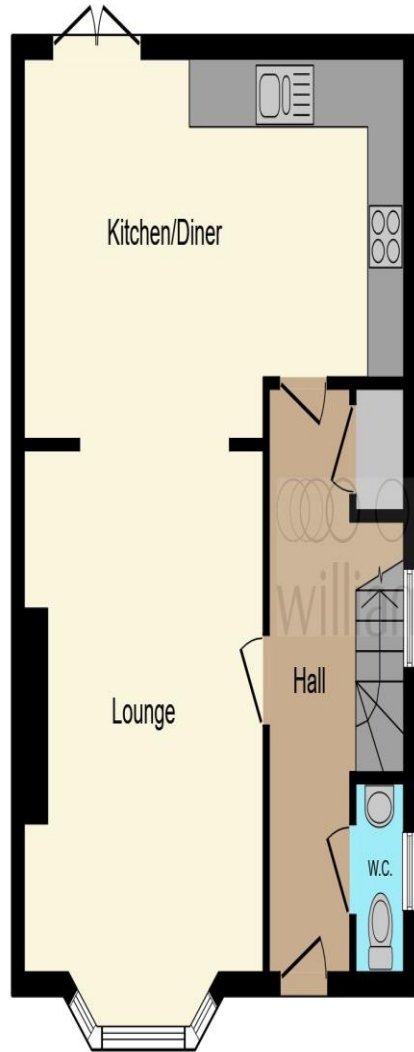
Family Bathroom

9' 7" x 8' 7" to recess (2.92m x 2.62m to recess)

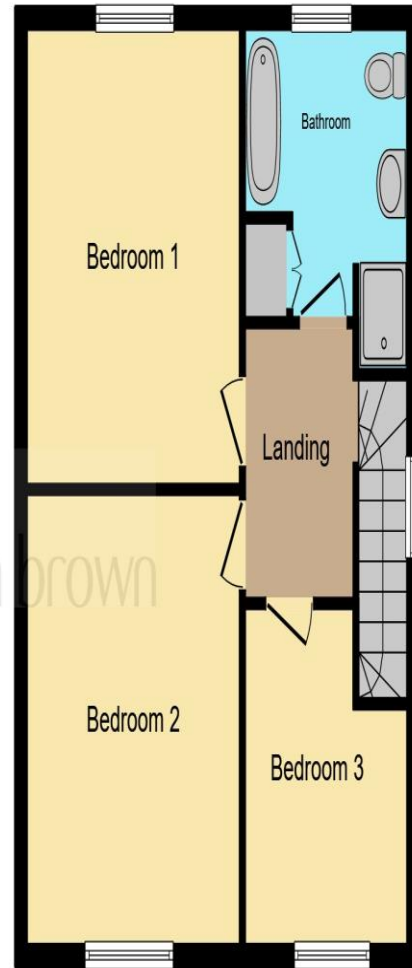
Free standing oval bath, shower with rainfall and hand held heads, wash hand basin in vanity unit, low level WC, heated towel rail, built-in storage cupboard and panelled walls, oak effect laminate floor, double glazed window

Outside

There is off road parking to the front of the property for 2/3 cars. The rear garden is laid to a combination of lawn and patio, raised flower bed, timber storage and summer house. The garden is enclosed by timber fencing.



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
Kensington Road,
King's Lynn

- Popular Newlyn Area
- South Facing Garden
- Semi Detached House
- Kitchen/ Diner
- No Chain

Tenure: Freehold EPC Rating: B

£310,000



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Property Ref:
KLN117819 - 0004

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