



**Nightingale Lane, King's Lynn, PE30 2FD**

**welcome to**

**Nightingale Lane, King's Lynn**

William H Brown are delighted to offer to market this modern two bedroom semi detached home, located in a popular location close to local amenities and the town centre of Kings Lynn. Viewing highly recommended!



## Accommodation:

### Hallway

Double glazed front door. Radiator.

### Kitchen/Diner

14' 3" x 7' 2" ( 4.34m x 2.18m )

Fitted with wall and base units, integrated fridge/freezer, space and plumbing for washing machine, gas hob and oven, sink with mixer tap, double glazed window to front, radiator.

### Lounge

14' 2" x 8' 7" ( 4.32m x 2.62m )

Double doors to garden, radiator.

### Cloakroom

WC, hand wash basin, radiator, double glazed window to side.

### Bedroom 1

14' 2" x 7' 10" ( 4.32m x 2.39m )

Double glazed window to rear, radiator.

### Bedroom 2

11' x 8' 4" ( 3.35m x 2.54m )

Double glazed window to front, radiator, airing cupboard.

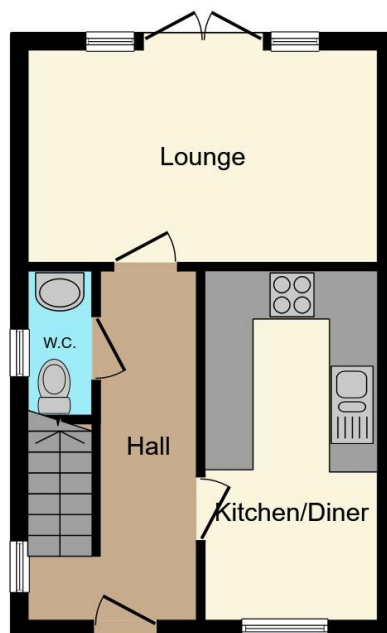
### Family Bathroom

Bath with overhead shower, hand wash basin, low level WC, radiator.

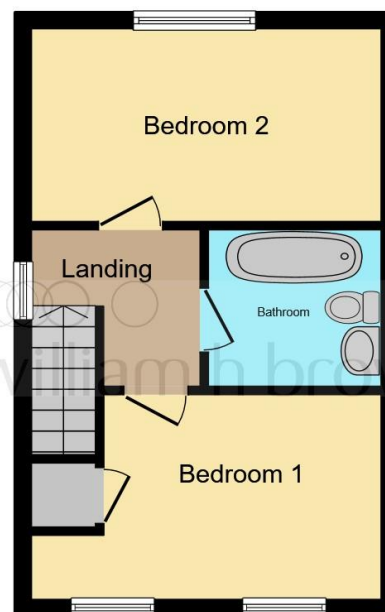
## Outside

Driveway providing off road parking to the side of the property.

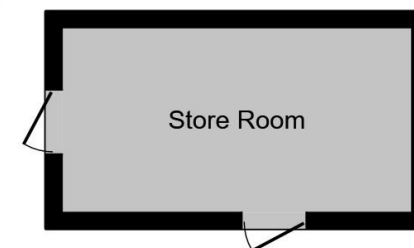
Fully enclosed rear garden, laid to lawn with large outbuilding, ideal for a variety of uses.



**Ground Floor**



**First Floor**



**Outbuilding**

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](http://www.focalagent.com)



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**welcome to**

## **Nightingale Lane, King's Lynn**

- Modern semi detached home
- Two double bedrooms
- Perfect for first time buyers and investors
- Enclosed rear garden
- Driveway parking

Tenure: Freehold EPC Rating: B

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN118555 - 0002

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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.



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