



**St. Peters Road, West Lynn, KING'S LYNN, PE34 3LG**



**welcome to**

**St. Peters Road, West Lynn, KING'S LYNN**

Located in the popular village of West Lynn which has good local amenities including local convenience store/post office, public house, primary school, West Lynn Community Centre and a ferry service into Kings Lynn town centre.



### **Entrance Door To:-**

### **Entrance Hall**

Stairs to first floor, wood effect laminate floor, under stair storage, door to:-

### **Cloakroom**

Low level WC, wash hand basin

### **Lounge Area**

13' 9" into bay x 11' 8" ( 4.19m into bay x 3.56m )  
Double glazed box bay window, radiator, feature brick fireplace, opening to:-

### **Dining Area**

12' 2" x 11' 5" ( 3.71m x 3.48m )  
Feature brick fireplace, radiator, double doors to:-

### **Kitchen/ Breakfast Room**

16' 11" x 14' 11" ( 5.16m x 4.55m )  
Range of base and wall units, wood work top over, sink with mixer tap over, built-in double oven, electric 5 ring hob, integrated dishwasher, central island with cupboards below and integrated fridge and freezer, wood effect laminate floor, inset spotlights, upright radiator, double glazed window, double glazed doors to rear, door to:-

### **Utility**

9' 11" x 5' 10" ( 3.02m x 1.78m )  
Range of base and wall units, wood work top over, space for washing machine, Butler sink with mixer tap over, wood effect laminate floor, radiator, double glazed window

### **First Floor Landing**

Loft access, double glazed window,

### **Bedroom One**

11' 3" x 11' 2" into recess ( 3.43m x 3.40m into recess )  
Double glazed window, radiator

### **Bedroom Two**

12' 4" into recess x 10' 2" ( 3.76m into recess x 3.10m )  
Double glazed window, radiator

### **Bedroom Three**

6' 11" x 6' 5" ( 2.11m x 1.96m )  
Double glazed window, radiator

### **Bathroom**

6' 7" x 6' 3" ( 2.01m x 1.91m )  
Bath with shower mixer tap and shower screen, low level WC, wash hand basin in vanity unit with cupboards below, radiator, part panelled walls, double glazed window

### **Outside**

To the front is a large gravel driveway giving off road parking for 3/4 cars. The rear garden has a large brick weave and slabbed patio and leads onto an extensive lawned area with well stocked plants, shrubs and a garden shed.

### **Agents Note**

The garage has been converted without Building Regulation approval.



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welcome to

## St. Peters Road, West Lynn, KING'S LYNN

- Popular Village of West Lynn
- Semi Detached House
- Three Bedrooms
- Kitchen/ Breakfast Room
- Utility

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

**£295,000**



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)



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN119169 - 0003

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