



The Lodge, Station Road, Leziate King's Lynn, PE32 1EJ

welcome to

The Lodge, Station Road, Leziate King's Lynn

Located in the popular village of Leziate is this beautifully presented four bedroom detached chalet bungalow with a good size rear garden. Viewing highly recommended to appreciate all this stunning property has to offer.



**Entrance Door To:-
Entrance Hall**

Tiled floor, radiator, doors off

Bedroom

12' 2" x 9' 3" (3.71m x 2.82m)

Double glazed window, radiator, feature ornate fireplace in timber surround

Bedroom

12' x 9' 11" (3.66m x 3.02m)

Double glazed window, radiator, wood effect laminate flooring, electric heater

Bathroom

9' 11" x 6' 5" (3.02m x 1.96m)

Shower cubicle, bath with shower mixer tap, low level WC, wash hand basin with cupboards below, tiled floor, double glazed window, heated towel rail

Lounge

18' 11" x 13' 10" (5.77m x 4.22m)

Wood effect laminate floor, radiator, electric fire, double doors to:-

Conservatory

17' 5" x 10' 7" (5.31m x 3.23m)

UPVC construction under polycarbonate roof, ceiling fan, two radiators, double doors to rear

Study/Dining Room

11' 11" x 9' 11" (3.63m x 3.02m)

Wood effect laminate floor, radiator, stairs to first floor

Kitchen/ Breakfast Room

19' x 9' 10" (5.79m x 3.00m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for cooker,, extractor over, fridge and freezer, three double glazed windows, double glazed door to rear

Utility

9' 10" x 5' 1" (3.00m x 1.55m)

Base and wall units, roll edge work top, inset circular

sink and drainer with mixer tap over, radiator, ceramic tiled floor, double glazed door to rear

First Floor Landing

Double glazed Velux window, eaves storage cupboards

Master Bedroom

16' 4" max x 14' 8" max (4.98m max x 4.47m max)

Eaves storage, radiator, double glazed Velux window, double glazed patio doors with Juliette balcony,

Bathroom

8' 2" x 8' 1" (2.49m x 2.46m)

Bath, low level WC, wash hand basin with drawers and cupboards below, double glazed Velux window, luxury vinyl floor, shower cubicle

Bedroom

8' 3" x 7' 11" (2.51m x 2.41m)

This would make a useful nursery or walk in closet, double glazed Velux window, wood effect laminate floor, radiator

Outside

To the front is off road parking for approximately three cars. The rear garden is a particular feature with a large paved patio with an assortment of shrubs and leads onto a lawned garden with a variety of shrubs and plants. There is a green house and a useful brick storage outbuilding with power and light.



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The Lodge, Station Road, Leziate King's Lynn

- Popular Village of Leziate
- Detached Chalet Bungalow
- Four Bedrooms
- Two Bathrooms
- Breakfast/Kitchen

Tenure: Freehold EPC Rating: F
Council Tax Band: D



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

£425,000



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Property Ref:
KLN119283 - 0003

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