



**Heron Lane, KING'S LYNN, PE30 5EA**



**welcome to**

**Heron Lane, KING'S LYNN**

Located close to local amenities and the town centre of Kings Lynn is this well presented and spacious three bedroom town house. Viewing highly recommended.



## Entrance Door To

### Entrance Hall

Radiator, stairs to first floor, under stair storage

### Cloakroom/Utility

6' 8" x 6' 8" ( 2.03m x 2.03m )

Low level WC, wash hand basin, worktop with space and plumbing for washing machine and tumble dryer, vinyl floor, double glazed window

### Open Plan Kitchen/Lounge

#### Kitchen Area

12' 4" x 9' 9" ( 3.76m x 2.97m )

Range of matching base and wall units, roll edge work top, inset ceramic sink with mixer tap over, space and plumbing for dishwasher, space for fridge freezer, built-in oven, gas hob, extractor over, vinyl floor, opening to:-

#### Lounge Area

14' 3" x 12' 5" ( 4.34m x 3.78m )

Double glazed patio doors to rear, radiator, vinyl floor

### First Floor Landing

Double glazed window, radiator, stairs to second floor

### Bedroom One

11' 11" x 13' 2" ( 3.63m x 4.01m )

Double glazed window, radiator

### Bedroom Two

11' 11" x 13' 2" ( 3.63m x 4.01m )

Double glazed window, radiator

### Family Bathroom

7' 3" x 6' 3" ( 2.21m x 1.91m )

Bath with shower mixer tap, low level WC in concealed unit, wash hand basin in vanity unit, heated towel rail, double glazed window, vinyl floor

### Second Floor Landing

### Master Bedroom

19' 5" x 11' 11" ( 5.92m x 3.63m )

Double glazed window, radiator, walk-in dressing room with shelving, lighting and radiator

### En Suite Shower Room

8' 9" x 7' 3" ( 2.67m x 2.21m )

Walk-in double shower unit, twin wash hand basins, low level WC, Velux window, heated towel rail, vinyl floor

### Outside

The rear garden has a raised decked area which leads onto the Astro turf garden, garden shed and rear access gate to residents parking area.



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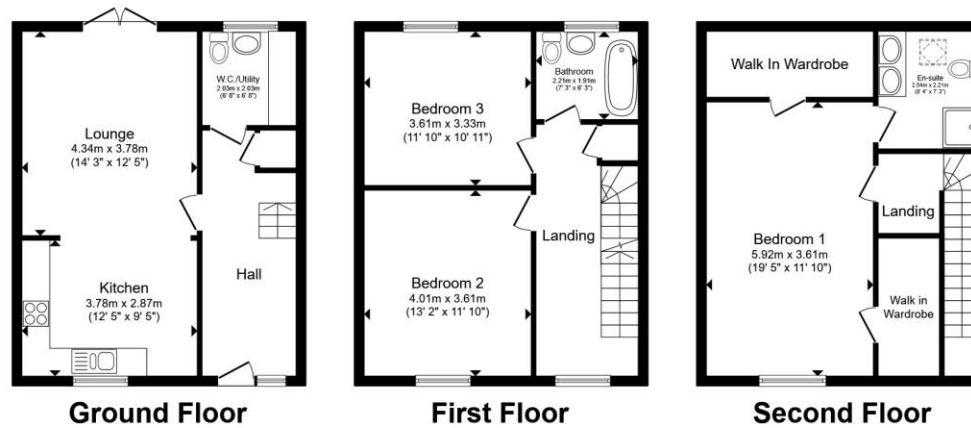


welcome to

## Heron Lane, KING'S LYNN

- Located Close to Amenities
- Modern Town House
- Three Bedrooms
- 19ft Master Bedroom
- Walk-in Dressing Room

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



**£280,000**

Total floor area 132.1 m<sup>2</sup> (1,421 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN119040 - 0002

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