



**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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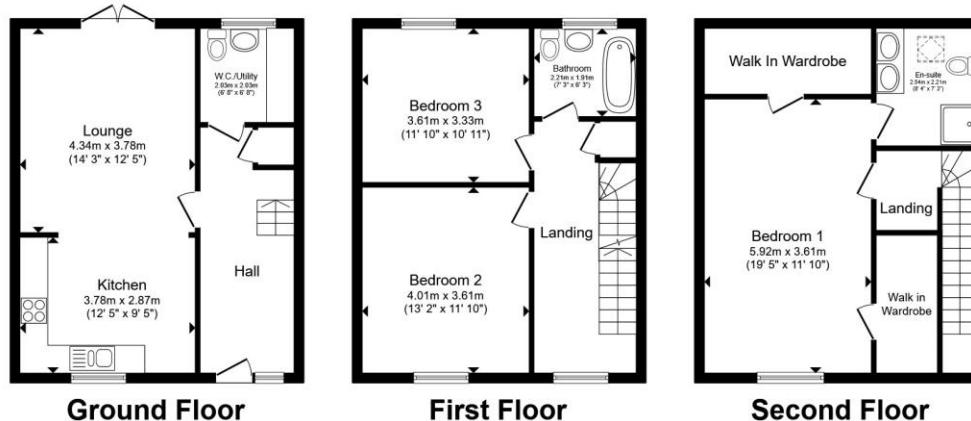
welcome to

## 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**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
KLN119040 - 0002

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**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



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