



**School Road, Tilney St. Lawrence KING'S LYNN PE34 4QZ**

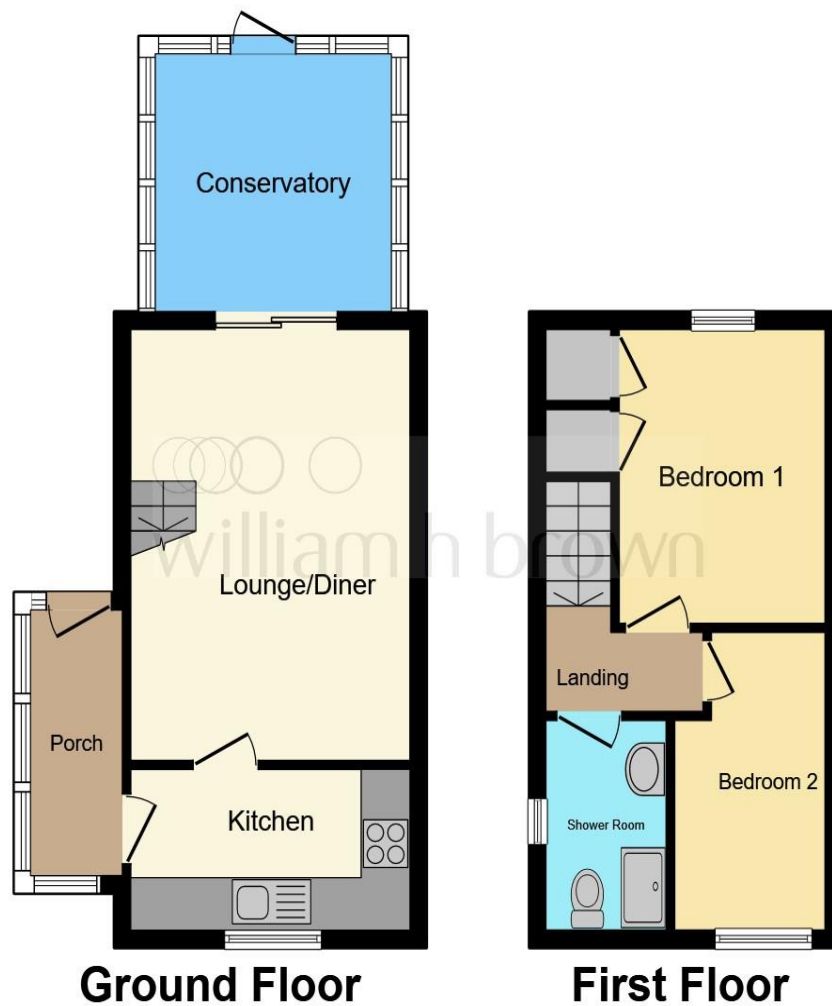


**Welcome to**

## **School Road, Tilney St. Lawrence KING'S LYNN**

Situated in the peaceful village of Tilney St Lawrence, this beautiful 2-bedroom end-of-terrace home offers a blend of charm, practicality, and stunning field views. With allocated parking for four cars, front and rear gardens, and a large workshop and shed, this home is perfect for first-time buyers, small families, or those seeking a countryside retreat. Stepping inside, the entrance porch leads into the well-equipped kitchen that provides ample storage and workspace, and furthermore it opens up into the welcoming lounge/dining room, while the conservatory at the rear fills the home with natural light and offers an additional living area. Upstairs, two well-sized bedrooms offer peaceful retreats - Bedroom 1 enjoys breathtaking sunrises, while Bedroom 2 captures stunning evening sunsets. The modern family bathroom is stylish and functional, featuring a shower, hand basin, and WC. Externally, the rear garden is spacious and private, complete with a large workshop and shed, ideal for storage or hobbies. The private driveway at the rear offers allocated parking for four cars, a rare find in such a scenic setting. Located close to a local school and within easy reach of Watlington train station, local post office, and medical centre, this home is perfectly positioned for convenience while offering a serene countryside lifestyle





### **Kitchen**

11' 3" x 6' ( 3.43m x 1.83m )

### **Lounge/Diner**

16' 2" x 11' 3" ( 4.93m x 3.43m )

### **Conservatory**

16' 2" x 11' 3" ( 4.93m x 3.43m )

### **Bedroom 1**

11' 2" x 7' 11" ( 3.40m x 2.41m )

### **Bedroom 2**

6' 4" max x 11' 2" max ( 1.93m max x 3.40m max )

### **Family Bathroom**

### **Outside Workshop**

13' 4" x 9' 8" ( 4.06m x 2.95m )

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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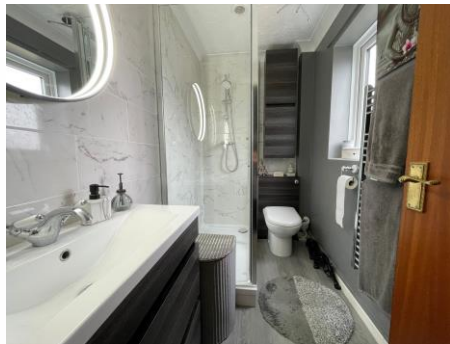
## **School Road, Tilney St. Lawrence KING'S LYNN**

- 2-bedroom end-of-terrace
- Bedroom 1 with sunrise views, Bedroom 2 with sunset views
- Modern family bathroom
- Rear garden with large workshop & shed
- Allocated parking for four cars at the rear

Tenure: Freehold EPC Rating: D

offers over

**£185,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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