



Lamport Court,
King's Lynn

SOWERBYS

This well presented, spacious three-bedroom terraced home is tucked away on the sought-after Springwood Estate, just moments from excellent schools and local amenities. Inside, you'll find a spacious kitchen and dining area, perfect for family meals and entertaining, along with a generous living room for relaxing at the end of the day.

Upstairs offers three comfortable bedrooms and a modern bathroom. Outside, enjoy the privacy of an enclosed garden with a patio for summer BBQs, plus a handy shed, driveway parking, and a garage for extra storage.

KING'S LYNN

Located on the banks of the River Ouse, the popular town of King's Lynn is steeped in maritime history, with its fishing port still widely used today. From the much filmed old medieval centre around King's Lynn Minster to the redeveloped and pedestrianised Vancouver Shopping Centre. The town has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. The town holds weekly markets and many events throughout the year.

King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross, approximately 1 hour and 40 minutes. The Sandringham Estate is about 5 miles away with attractive walks through the woods. Slightly further away is the North Norfolk Coastline with its beautiful long, sandy beaches.

AGENT'S NOTE

Detached Garage (parking is situated in front of the garage, one vehicle only. On road parking is not permitted due to proximity to the QEH tickets can be issued)

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3Words: [///scrabble.products.vouch](https://www.what3words.com/vouch/scrabble)



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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