



**Shepherds Port Road, Snettisham King's Lynn PE31 7UT**

**welcome to**

**Shepherds Port Road, Snettisham King's Lynn**

A plot of land, being sold with contents, is available here! Currently offering a detached static home with two bedrooms, garden room, living/dining room & kitchen, the land is set in a hugely sought after location, within easy walking distance of both the beach & local amenities, viewing is a must!



## **The Accommodation**

Entrance door to:

### **Lounge / Diner**

20' 4" x 11' 6" ( 6.20m x 3.51m )

With dual aspect windows to both the front and side, door to rear and gas heater.

### **Kitchen**

With window to side, a range of wall and base units with work surface over, stainless steel sink unit with mixer taps over, undercounter fridge and integrated electric oven.

### **Garden Room**

13' 8" max. x 6' 7" max. ( 4.17m max. x 2.01m max. )

With wooden door to front and two windows to side.

### **Bedroom One**

11' 8" x 9' 8" ( 3.56m x 2.95m )

With two windows to side.

### **Bedroom Two**

5' 6" x 9' 1" ( 1.68m x 2.77m )

With window to side.

### **Bathroom**

With W.C, wash hand basin with stainless steel mixer tap over, shower cubicle with stainless steel shower attachment over and window to side.

### **Outside**

The park home sits on a plot of land which is laid to lawn.



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welcome to

## Shepherds Port Road, Snettisham King's Lynn

- Plot of Land Available
- Being Sold with a Static Home on Site
- Within Walking Distance of the Beach
- Hugely Popular Location
- Call the Branch Now for More Details!

Tenure: Freehold EPC Rating: Exempt

offers in the region of

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN106256 - 0004

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