



Lincoln Street, Hunstanton, PE36 6AS

welcome to

Lincoln Street, Hunstanton

This 5 bedroom, beautifully presented Victorian semi detached house offers spacious accommodation, shower room, bathroom, W.C and en-suite. Large dining area/ Garden room, separate dining room, lounge & ample storage. Situated in a convenient location for both the town centre and seafront.



Accommodation:

Entrance Hall

Double glazed door to the front. Vertical radiator. Staircase to the first floor with under stair cupboard. Additional storage cupboard. Feature arch. Amtico flooring.

Lounge

14' max x 16' max (4.27m max x 4.88m max)
Double glazed sash bay window to the front. Radiator. Log burner. Television point. Amtico flooring.

Snug

12' 1" max x 11' 1" max (3.68m max x 3.38m max)
Double glazed sash window to the rear. Radiator. Ceiling spot lights. Amtico flooring.

Kitchen

6' x 9' 11" (1.83m x 3.02m)
Fitted with modern wall and base units with worktops over. Double bowl, white sink with stainless steel mixer tap and drainer. Built in electric oven and microwave, gas ring hob with stainless steel extractor hood above. Tile splash back. Space and plumbing for dishwasher, space for American sized fridge/freezer. Vertical radiator. Pantry cupboards and storage. Amtico flooring. Two double glazed sash windows to the side.

Lounge / Diner

23' max x 12' 1" max (7.01m max x 3.68m max)
Open plan dining space and garden room. Tiled flooring. Six double glazed Velux windows. Double glazed bifold doors to the rear garden. Log burner. Television point.

Downstairs Shower Room

Wash hand basin with stainless steel tap over. W.C. Shower. Tiled flooring and part tiled walls. Heated towel rail.

Bedroom Three

10' 6" x 10' 6" (3.20m x 3.20m)
Double glazed window to the rear. Velux skylight window. Double glazed door giving access to rear garden. Fuse box. Amtico flooring. Radiator.

Bedroom Four

10' 1" x 8' 3" (3.07m x 2.51m)
Double glazed window to the front. Amtico flooring. Radiator.

First Floor

First Floor Landing

Feature arch. Vertical radiator. Under stairs cupboard. Stairs leading to second floor.

Upstairs Bathroom

Wash hand basing with stainless steel tap and cupboard storage below. Jacuzzi bath with stainless steel tap. Half tiled walls and wooden flooring. Double glazed sash window to the rear. Heated towel rail.

Separate W.C.

Wash hand basin. W.C. Radiator. Double glazed window to the rear.

Master Bedroom

12' 2" x 14' 4" (3.71m x 4.37m)
Three double glazed sash windows to the front. Radiator. Built in wardrobes. Amtico flooring. leading to:

En-Suite

Wash hand basin with stainless steel mixer tap and cupboard storage under. W.C. Mains shower with tiled walls. Amtico flooring. Extractor fan. Built in storage cupboard. Heated towel rail.

Bedroom Two

12' x 11' 3" (3.66m x 3.43m)
Double glazed sash window to the rear. Radiator. Eve storage and built in wardrobes. Amtico flooring

Bedroom Five

10' 1" max x 7' (3.07m max x 2.13m)
Double glazed sash window to the side. Radiator. Amtico flooring.

Second Floor

Cinema / Game Room

17' 8" x 11' 8" plus recess (5.38m x 3.56m plus recess)
Double glazed window to the front. Eve storage with skylight.

Outside

To the front of the property you will find a walled in shingled area with a path leading to the front door. Access to the rear garden.

The rear garden is fully enclosed with astro turf, two raised flower beds and a shingled area. Decking leading to the summer house and a patio area.



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welcome to

Lincoln Street, Hunstanton

- 5 Bedroom Semi Detached House
- Open plan Kitchen/ Dining/ Garden Room
- Shower room, Bathroom, WC & En-suite
- Ample Storage Space
- Coastal Location

Tenure: Freehold EPC Rating: C

guide price

£575,000



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.focusagent.com



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Property Ref:
HUN104646 - 0007

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william h brown



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk