



Lynn Road, Ingoldisthorpe, King's Lynn, PE31 6NS

welcome to

Lynn Road, Ingoldisthorpe, King's Lynn

Situated on a substantial plot providing ample parking for approximately 6 cars, is this three bed detached bungalow in the popular village of Ingoldisthorpe. Benefitting from an entrance hall, lounge, kitchen/dining room, conservatory, utility, family bathroom, shower room, boot room. A must view!



Accommodation:

Entrance Hall

Double glazed door to the front. Radiator.

Lounge

12' 2" max x 15' 2" max (3.71m max x 4.62m max)
Double glazed bay window to the front. Radiator.
Log burner. Television point.

Kitchen

10' 1" max x 10' 5" max (3.07m max x 3.17m max)
Double glazed window overlooking to rear garden.
Wall and base units with worktops over. Stainless steel one and a half bowl sink with mixer tap. Free standing electric oven and hob with extractor hood over and tiled splash back. Space for undercounter fridge. Space and plumbing for dishwasher. Tiled flooring. Gas boiler.

Dining Room

11' x 12' 5" (3.35m x 3.78m)
Doors leading to the conservatory. Radiator. Ceiling fan. Tiled floors.

Boot Room

26' 8" max x 7' 4" max (8.13m max x 2.24m max)
Double glazed door and window to the front. Double glazed door and window to the rear. Radiator.
Cupboards and worktop and space for fridge freezer.

Utility Room

9' x 9' 1" (2.74m x 2.77m)
Stable door to the side. Double glazed window to the side. Velux window. Base units with worktops over. Stainless steel sink with mixer tap and drainer unit. Space and plumbing for washing machine.
Under floor heating.

Shower Room

Double glazed window to the side. Wash hand basin with stainless steel taps. W.C. Shower cubicle with mains shower. under floor heating. Extractor fan.

Main Shower Room

Double glazed window to the side. Wash hand basin with stainless steel mixer tap. W.C. Shower with mains rain fall shower. In-built cupboards. Extractor fan. Heated towel rail. Tiled walls and floor.

Conservatory

11' 6" max x 8' max (3.51m max x 2.44m max)
Double glazed door to the rear with UPVC windows. Poly carbonate roof.

Bedroom One

12' 1" max x 15' 2" max (3.68m max x 4.62m max)
Double glazed bay window to the front. Radiator.
Television point.

Bedroom Two

10' x 12' 5" (3.05m x 3.78m)
Double glazed window to the rear. Radiator.

Bedroom Three

15' 8" x 9' 3" (4.78m x 2.82m)
Double glazed windows to the side and front.
Radiator.

Outside

To the front of the property is a gravelled driveway providing ample parking for approximately 6 cars.

The rear garden is fully enclosed, laid to lawn bordered by plants, trees and shrubs with a patio area and hot tub. There is also a gate to the front, greenhouse and garden shed.



check out more properties at williamhbrown.co.uk



welcome to

Lynn Road, Ingoldisthorpe, King's Lynn

- Three Bedroom Detached Bungalow
- Two Bathrooms
- Situated on a Generous Plot
- Large Boot Room
- Ample Parking

Tenure: Freehold EPC Rating: C

offers in the region of

£425,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HUN106275 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01485 534506



hunstanton@williamhbrown.co.uk



40 Westgate, HUNSTANTON, Norfolk, PE36 5EL



williamhbrown.co.uk