



Lynn Road, Heacham, PE31 7HU

welcome to

Lynn Road, Heacham, King's Lynn

A UNIQUE property located in the village of Heacham offering spacious and flexible accommodation. The property has a lounge, kitchen, dining room, 3 bedrooms with ensuite to master and family bathroom. The annex has 2 bedrooms, kitchen & shower room. There is also a workshop, garage & games room



Accommodation:

Entrance Hall

Stairs to first floor, doors to:-

Lounge

22' 7" max x 13' 4" (6.88m max x 4.06m)
Open fireplace with wood burner inset. Two double glazed windows to front. Two radiators.

Kitchen

12' 7" x 10' (3.84m x 3.05m)
Fitted wall and base units with worktop over. One and half bowl sink and drainer. Six ring gas cooker with extractor hood over. Radiator. Double glazed window to side.

Dining Room

14' 11" x 9' 8" (4.55m x 2.95m)
Radiator. Double glazed window to rear.

Utility Room

Space and plumbing for washing machine and tumble dryer. Space for fridge freezer. Base units with worktop over and sink and drainer inset.

Cloakroom

Wash hand basin. W.C.

Bedroom One

11' 2" max x 11' 9" max (3.40m max x 3.58m max)
Radiator. Double glazed window to front. door to:-

En-Suite

Wash hand basin. W.C. Bath with shower over. Heated towel radiator. Shaver power point. Extractor fan. Double glazed window to side.

Bedroom Two

11' 1" x 12' (3.38m x 3.66m)
Radiator. Double glazed window to rear.

Bedroom Three

11' 9" x 10' (3.58m x 3.05m)
Radiator. Airing cupboard. Double glazed window to front.

Family Shower Room

Large shower cubicle. W.C. Wash hand basin set in vanity unit. Radiator. Double glazed window to rear.

Annex

Open Plan Lounge/ Kitchen

Lounge

11' 2" x 27' 9" (3.40m x 8.46m)
Electric fire with solid wood surround. Beamed ceiling. Radiator. Door and window to front. French doors to courtyard garden. opening to:-

Kitchen Area

11' 11" x 9' (3.63m x 2.74m)
Fitted with wall and base units with worktop over. Stainless steel sink and drainer. Space and plumbing for washing machine. Space for fridge freezer and under counter fridge. Space for electric cooker, window to rear and side.

Bedroom One

19' 1" x 11' 4" (5.82m x 3.45m)
Double glazed window to front. Radiator.

Bedroom Two

10' x 9' 1" (3.05m x 2.77m)
Double glazed window to side. Radiator.

Shower Room

Shower cubicle. Wash hand basin. W.C. Window to rear.

Outside

Double gates are accessed by driving over a small part of Tesco car park and lead to off road parking and shingled garden with a decked area.

Garage

16' 2" x 14' 9" (4.93m x 4.50m)
Power. Leading through to workshop. Double doors.

Workshop

27' 7" x 22' 11" (8.41m x 6.99m)
With separate cloakroom with wash hand basin and w.c. Power. Separate room housing hot tub. Stairs to first floor/games room.

Games Room

31' 3" x 18' 9" (9.53m x 5.71m)

Outside

Courtyard garden. Off Road parking to the rear.



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welcome to

Lynn Road, Heacham, King's Lynn

- 3 Bedroom & 2 Bedroom Annex
- Spacious & Adaptable Living Accommodation
- Close to Amenities & Beach
- Workshop, Garage & Games Room
- Off Road Parking & Courtyard Garden

Tenure: Freehold EPC Rating: Awaited

£415,000



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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
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