



**Sandy Crescent, Ingoldisthorpe, King's Lynn PE31 6NL**

**welcome to**

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A detached bungalow of non-traditional construction in Ingoldisthorpe, offering three bedrooms, a lounge, kitchen, sun lounge, and bathroom. Set on a good-sized plot with a driveway providing parking. No onward chain - ideal redevelopment opportunity!



Situated in the village of Ingoldisthorpe, this detached bungalow of non-traditional construction offers an exciting redevelopment opportunity on a good-sized plot. Whether you're looking to renovate, extend, or rebuild (subject to planning permissions), this property provides huge potential for a variety of buyers.

The existing layout includes three bedrooms, a lounge, a kitchen, a sun lounge, and a bathroom, providing flexible accommodation that could be reimaged to suit modern living. Outside, the property benefits from a driveway with parking and a spacious garden, offering plenty of scope for landscaping or expansion.

Offered with no onward chain, this is a fantastic opportunity for those looking to create a bespoke home in a sought-after village location, with easy access to Sandringham, the coast, and local amenities.



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](http://www.focalagent.com)

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hall

### Lounge

15' 1" x 10' 3" ( 4.60m x 3.12m )

### Kitchen

10' 2" x 9' 4" ( 3.10m x 2.84m )

### Sun Lounge

19' 11" x 7' 7" ( 6.07m x 2.31m )

### Conservatory

16' 3" x 4' 1" ( 4.95m x 1.24m )

### Bedroom 1

11' 11" x 10' 3" ( 3.63m x 3.12m )

### Bedroom 2

10' 4" x 12' plus wardrobes ( 3.15m x 3.66m plus wardrobes )

### Bedroom 3

11' 3" x 10' 4" ( 3.43m x 3.15m )

### Bathroom

### Separate Wc



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## Sandy Crescent, Ingoldisthorpe, King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached bungalow in Ingoldisthorpe - Non-traditional construction
- Three bedrooms, Lounge, kitchen, sun lounge & bathroom

Tenure: Freehold EPC Rating: Awaited

guide price



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HUN106596 - 0004

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