



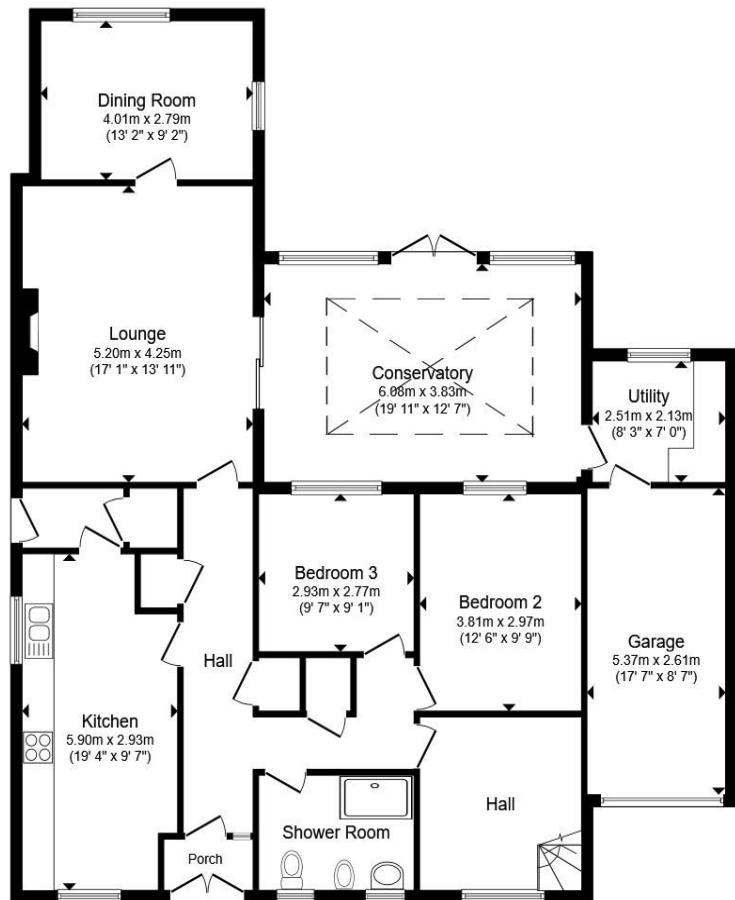
Iceni Litcham Road, Mileham King's Lynn PE32 2PS

welcome to

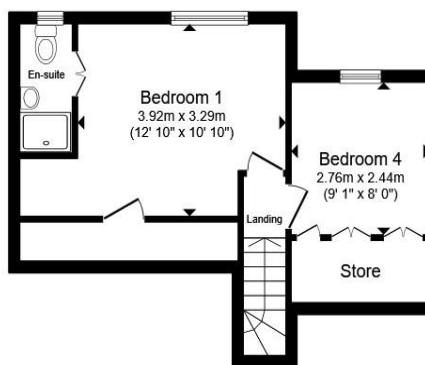
Iceni Litcham Road, Mileham King's Lynn

Spacious detached family home situated in a popular village close to local schooling and amenities, there is four bedrooms currently with three reception rooms and far reaching field views to the rear.





Ground Floor



First Floor

Total floor area 183.5 m² (1,975 sq.ft.) approx

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.propertybox.io

Accommodation

The accommodation is spread over two floors with the ground floor comprising a porch leading into the welcoming hallway which gives access to the modern fitted kitchen which gives space for all utilities, sitting room with central feature gas fire, formal dining room, orangery which boats immaculate views of the manicured garden space and the fields to the rear, there is double doors leading out to the garden space, a utility area which leads into the garage, two spacious bedrooms, shower room with a four piece suite including bidet and a study area which gives access to the first floor landing. To the first floor there is two bedrooms, the smaller of the two currently being used as a dressing room which benefits from fitted storage, the master benefits from an en-suite comprising three piece suite with shower and storage.

Outside

To the rear of the property there is a fully enclosed rear garden which is laid with lawn with a flower bed area, patio seating area which is perfect for al-fresco dining and entertaining, storage shed and greenhouse. To the front of the property there is ample off road parking, with adjacent garden which is laid with lawn.

welcome to

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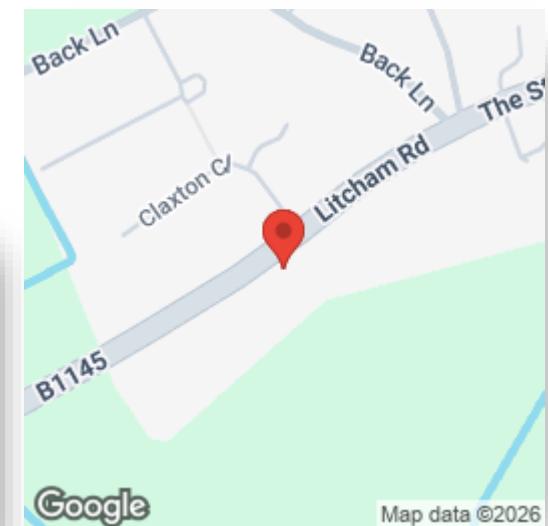
- Modern detached family home
- Four bedrooms, master with en-suite
- Three reception rooms
- Orangery over looking gardens and fields
- Diverse accommodation with ground floor bedrooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

offers in the region of

£475,000



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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.



Property Ref:
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