

LANDLES



115 Lynn Road | Ingoldisthorpe | Norfolk



The 2 bedroom end terrace carrstone cottage centrally positioned in the popular Norfolk village of Ingoldisthorpe. Close to West Norfolk Coast, Royal Sandringham Estate & local amenities.

Recent new carpets & re-decoration to principal rooms.

NO ONWARD CHAIN

Purchase Price £195,000

Folio: L/599ts



- 21' Living Room
- Kitchen
- Rear Lobby
- Bathroom
- Stairs to First Floor Landing
- 2 Bedrooms



- UPVC Double Glazing & Gas Rad CH
- Front/Rear Gardens & Off Road Parking
- Popular Village Location
- No Onward Chain

Ingoldisthorpe is a sought after village situated around 5 miles to the South of Hunstanton and forms part of a group with neighbouring Dersingham and Snettisham. These pretty Norfolk villages provide residents with access to a range of local amenities including shop, medical centre, cafes, pubs, primary schools and churches with local countryside walks aplenty being that the villages sit adjacent to the Royal Sandringham Estate. Part of the popularity of the area is the close proximity to the North West Norfolk Coastline boasting delightful beaches and exceptional sunsets. Nearby Snettisham Beach, well known for its RSPB reserve is only a 10 minute drive away with the seaside resort town of Hunstanton being a similar distance further providing amenities and eateries.

115 Lynn Road is a traditional, end terrace 2 bedroom cottage finished in vernacular carrstone with clay pantiled roofs. There are front and rear gardens and the benefit of off road parking provided by a driveway at the side. The property has recently benefitted from redecoration to the main rooms along with new carpets and now provides the opportunity for a new occupier to finish to their own specification.

Living Room / Diner

21' x 12' 2" (6.4m x 3.71m)

Dual aspect with UPVC & double glazed front entrance door, exposed brick fireplace & chimney breast with inset gas fire, exposed beams to ceiling, television aerial connection, points for wall lights, radiator and room thermostat.

Rear Lobby

With tiled floor, radiator, panelled ceiling with inset spotlights, UPVC & double glazed entrance door.

Kitchen

8' 1" x 7' 1" (2.46m x 2.16m)

With fitted wall & base units, laminate worksurfaces, ceramic 1½ bowl sink with drainer & monobloc tap, integrated electric oven, 4 ring gas hob with extractor above, space for an undercounter fridge/freezer, plumbing & space for a washing machine, wall mounted gas boiler, tiled floor, tiled surrounds and panelled ceiling with inset spotlights.

Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)

With low level WC, hand basin inset with cupboards beneath, panelled bath with electric shower above & folding glazed screen, tiled floor, tiled walls, extractor, radiator and panelled ceiling with inset spotlights.

Stairs to First Floor Landing

With loft hatch.

Bedroom 1

12' 4" x 12' 2" (3.76m x 3.71m) (max)

With fitted cupboards, inset ceiling spotlights, points for wall lights, radiator and inset ceiling spotlights.

Bedroom 2

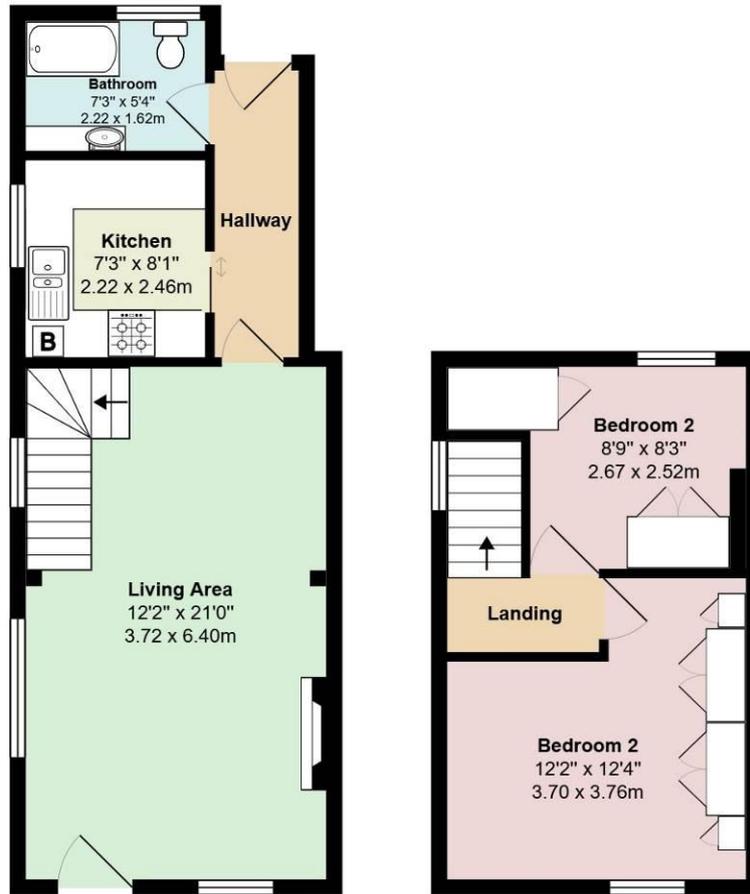
8' 7" x 8' 3" (2.62m x 2.51m)

With airing cupboard housing hot water cylinder & programmer, radiator and ceiling beams.

Outside

To the front of the property is a garden area with picket fence and gate along with path to the front door. The rear garden is currently laid to grass with paved patio area. At the side, there is a driveway providing ample off road parking and an external brick & carrstone **Store Shed**.

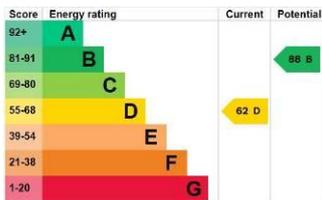
NOTE: Neighbouring properties understood to have pedestrian right of way over side driveway to access rear.



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

Total Area Approx: 661 ft² ... 61.4 m²

Illustration for identification purposes only. All measurements are approximate and not to scale.



Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "A" with a current annual charge of £1,520.65, 2025/2026.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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