



**Stebbing's Close, Grimston, King's Lynn, PE32 1DJ**

**welcome to**

**Stebbing Close, Grimston, King's Lynn**

PUBLIC NOTICE

3 Stebbings Close, Grimston, King's Lynn, PE32 1DJ. We are acting in the sale of the above property and have received an offer of £340,100.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating: E



**Entrance Door To:-****Entrance Porch**

Door to:-

**Entrance Hall**

Radiator, stairs to first floor

**Cloakroom**

Low level WC, wash hand basin, radiator

**Lounge**

16' 5" x 13' 8" max ( 5.00m x 4.17m max )

Double glazed window, radiator, fireplace with inset wood burner, opening to:-

**Dining Area**

10' 2" x 8' 9" ( 3.10m x 2.67m )

Double glazed window, double glazed patio doors to rear, radiator

**Cloakroom**

Low level WC, wash hand basin, double glazed window

**Kitchen/ Breakfast Room**

17' 1" x 9' 2" ( 5.21m x 2.79m )

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for dishwasher and fridge freezer, built-in double oven, electric hob, laminate flooring, double glazed window, to front and rear aspect

**Passageway**

Doors to front and rear, door to:-

**Utility Room**

9' 8" x 5' ( 2.95m x 1.52m )

Space and plumbing for washing machine and dryer, radiator, double glazed window, opening to:-

**Family Room**

11' 7" x 9' 3" ( 3.53m x 2.82m )

Double glazed window, radiator

**First Floor Landing**

Loft access, double glazed window, airing cupboard housing hot water tank

**Bedroom One**

12' 5" x 10' 2" ( 3.78m x 3.10m )

Double glazed window radiator, fitted wardrobe

**Bedroom Two**

10' 3" x 8' 7" ( 3.12m x 2.62m )

Double glazed window radiator, fitted wardrobe

**Bedroom Three**

10' 2" x 8' 8" ( 3.10m x 2.64m )

Double glazed window, radiator

**Bedroom Four**

8' 1" x 7' 2" ( 2.46m x 2.18m )

Double glazed window radiator

**Outside**

To the front of the property is a driveway leading to a detached double garage with twin up and over doors, power and light. The rear garden is laid mainly to lawn with patio area.



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welcome to

## Stebbing Close, Grimston, King's Lynn

- Popular Village of Grimston
- Detached House
- Four Bedrooms
- Lounge/Dining Area
- Family Room

Tenure: Freehold EPC Rating: E  
Council Tax Band: C



**£340,000**

Total floor area 150.2 m<sup>2</sup> (1,617 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](http://www.propertybox.io)



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Please note the marker reflects the postcode not the actual property



Property Ref:  
KLN119488 - 0007

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.



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