

# LANDLES



**85 Elvington | King's Lynn | Norfolk**



**The link-detached 3 bedroom family residence positioned in the sought after "Springwood" area, most convenient for access to all local amenities, schools and Queen Elizabeth Hospital.**

*No Onward Chain*

**Purchase Price £235,000**

Folio: E/208ts



- Entrance Hall
- Living Room
- Dining Room
- Kitchen
- Cloakroom
- Stairs to First Floor Landing



- 3 Bedrooms
- Shower Room
- Gardens, Driveway & Garage
- Gas Fired Rad CH
- Walking Distance to QEH
- No Onward Chain

**85 Elvington** is a link-detached 3 bedroom family house located in the popular Springwood area of King's Lynn. Sought after with families for its close proximity to the Queen Elizabeth Hospital and local primary & secondary schools, this location also affords easy access to a range of local amenities including shopping in Gaywood, the town centre and nearby Hardwick Retail Park. The renowned North Norfolk coastline with its broad, sandy beaches is only a short drive away passing by the Royal Sandringham Estate en route. There are good road links in and out of the area with the A47 trunk road providing access to the nearby cities of Norwich & Peterborough in around 1 hour, A10 into Cambridgeshire and A17 into Lincolnshire. King's Lynn also benefits from a mainline railway with regular, direct services links to London Kings Cross via Ely and Cambridge. The property provides well laid out family accommodation and benefits from UPVC double glazing and gas fired radiator central heating. Positioned on a corner, the plot is slightly wider than average with the garden being of a desirable, bright South facing rear aspect. There is a brickweave driveway affording off road parking and a useful attached garage providing additional storage space. Offered to the market with No Onward Chain, the accommodation comprises;

#### Entrance Hall

With UPVC & glazed entrance door, radiator with TRV, skirting and stairs to First Floor Landing.

#### WC

With low level WC, wall mounted hand basin with tiled surround, tiled window ledge, and skirting.

#### Living Room

18' x 10' 8" (5.49m x 3.25m)

Dual aspect with box bay window to front, sliding patio door to the garden, exposed brick chimney breast with electric feature fire, wooden surround & mantle, 2x radiators with TRV's, BT telephone point, television aerial point and skirting.

#### Dining Room

10' 4" x 9' 1" (3.15m x 2.77m)

With radiator with TRV, skirting & coving.

#### Kitchen

13' 8" x 8' 6" (4.17m x 2.59m)

With fitted wall & base units, fitted worktops, point & space for a freestanding electric cooker with extractor hood above, plumbing & space for a washing machine, plumbing & space for a dishwasher, space for an undercounter fridge/freezer, tiled surrounds, tiled floor, wall mounted gas boiler with programmer for CH/HW, radiator with TRV, glazed door to garden, skirting & coving.

#### Stairs to First Floor Landing

With airing cupboard housing hot water cylinder with immersion, second storage cupboard, loft hatch and skirting.

#### Bedroom 1

12' x 11' 7" (3.66m x 3.53m) (max)

With radiator with TRV, skirting and coving.

#### Bedroom 2

12' 5" x 8' 7" (3.78m x 2.62m) (max)

With box bay window, radiator with TRV, skirting and coving.

#### Bedroom 3

9' x 8' (2.74m x 2.44m)

With cupboard, television aerial point, radiator with TRV and skirting.

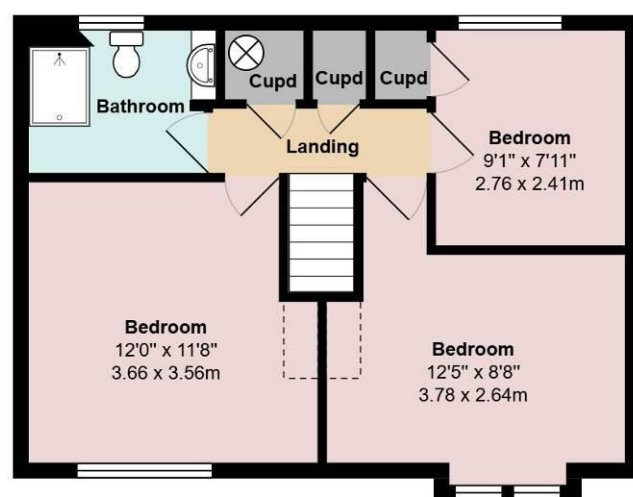
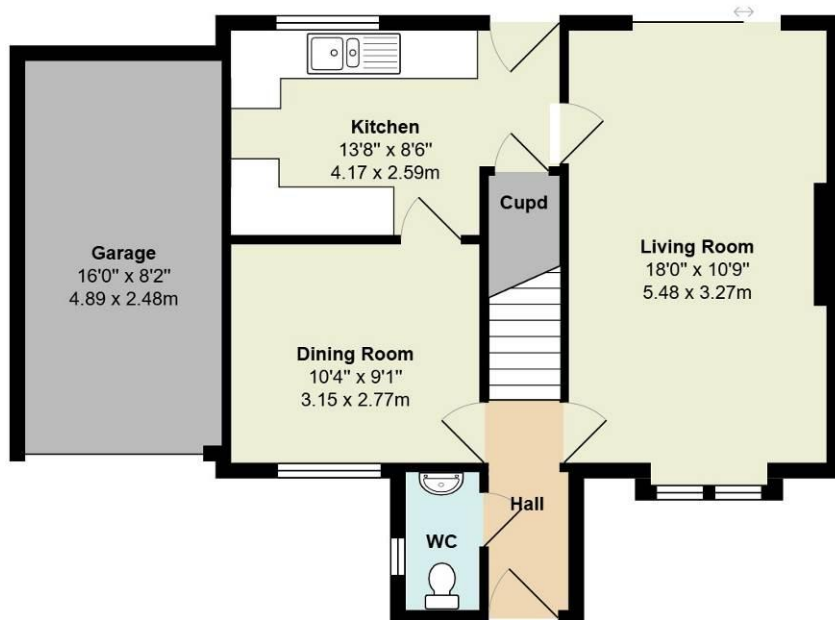
#### Shower Room

7' 9" x 6' (2.36m x 1.83m) (max)

With low level WC, vanity basin unit with cupboards under and inset hand basin with mixer tap, shower cubicle with glazed screen & thermostatic shower, tiled walls, vinyl flooring and radiator.

#### Outside

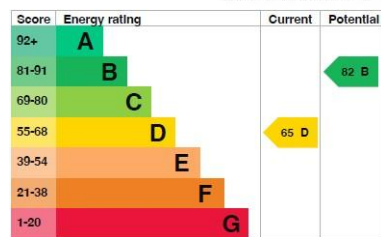
To the front of the property there is a brickweave driveway affording off road parking and access to the attached **Garage 16' x 8' 2"** (4.88m x 2.49m) with up & over door. The remainder of the front garden is laid to gravel with paved area at the side. To the rear there is a paved patio area across the back of the house with curved brick wall and gate giving external access to the front.



## Elvington, King's Lynn, Norfolk PE30 4TB

Total Area Approx: 942 ft<sup>2</sup> ... 87.5 m<sup>2</sup> (excluding garage)

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



**Solar Panels** The property has solar panels fitted owned by a company under a 25 year lease due to expire August 2037. Further details available upon request. Note: The lease is outside the security of tenure provisions of the 1954 Landlord & Tenant Act and contains a break clause as usually required by a mortgage lender. The property is understood to receive free electricity generated. Any surplus energy produced the company supplies to the grid and has the benefit of any FIT.

**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 "C" with a current annual charge of £2,137.28, 2026/2027.

**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.

**PRS** Property Redress Scheme

**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.

# LANDLES

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