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Priory Farm Lodge, 53 The Street, Sporle, King's Lynn, PE32 2DS

£375,000

Bedrooms: 4 | Bathrooms: 1 | Receptions: 3

Enjoying attractive views towards the village church, this impressive Georgian-fronted home is offered to the market with no onward chain, making it an ideal opportunity for buyers ready to move quickly.

Offering four well-proportioned bedrooms and an abundance of living space, this is a fantastic home perfectly suited to family life. From the moment you step inside, the sense of space is immediate, with a welcoming entrance hall leading through to a grand reception hall. The stunning front reception room boasts sash windows, ornate detailing, and impressive high ceilings, creating a wonderful space for both relaxing and entertaining.

The dining room provides the perfect setting for family meals and gatherings, with access through to a stylish bar area and wine store, ideal for hosting and making the most of the home's sociable layout.

To the rear, the kitchen/breakfast room offers a more relaxed, country-style feel with exposed timbers and a partially vaulted ceiling, making it a natural hub of the home. This space, along with the generous utility room and ground floor bathroom, ensures practicality for busy family living.

Outside, the property continues to impress with private driveway parking leading to a striking detached garage. The rear garden is arranged over split levels and offers a fantastic space for both children and adults to enjoy, complete with a raised fish pond and a substantial barn-style outbuilding.

This versatile outbuilding, along with the generous accommodation throughout, offers excellent potential, whether you're looking to create a home office, gym, annex, or further enhance the living space (subject to the necessary permissions).

A home of this size, character, and flexibility is rarely available, early viewing is highly recommended to fully appreciate everything on offer.

Tenure: Freehold

Property Type: Semi Detached House

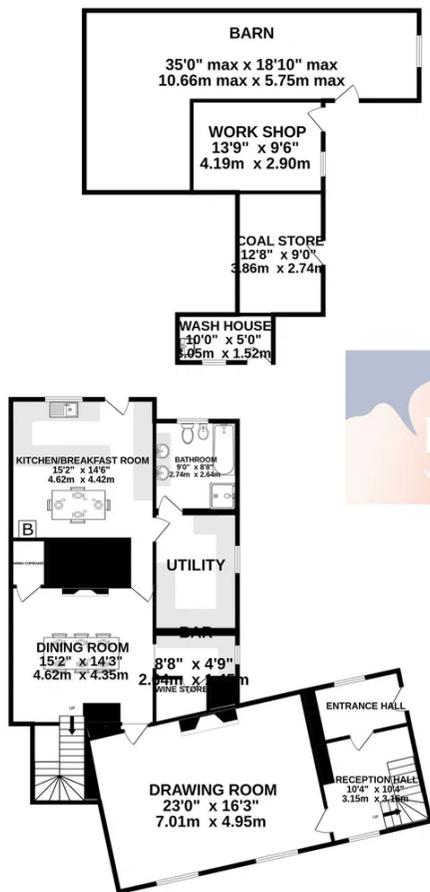
- Georgian fronted home
- Period features
- High Ceilings
- 4 Bedrooms
- Double garage
- Outbuildings
- Oil heating
- No chain
- Historic property
- Quiet village

Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
2298 sq.ft. (213.5 sq.m.) approx.



1ST FLOOR
975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA: 3273 sq.ft. (304.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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