



11 Lady Jane Grey Road, King's Lynn
PE30 2NW


RUSSEN & TURNER
www.russenandturner.co.uk

Offers Over
£190,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Searching for your first home can feel like a big step, but this bright, airy and beautifully presented three-bedroom semi-detached house could make that step an easy one. Ready to enjoy from day one, it offers a wonderful blank canvas where you can settle in immediately and add your own personal touches over time.

At the heart of the home sits the modern kitchen/dining room, a space designed with busy, contemporary living in mind. Filled with natural light and finished with stylish modern units, it's a room that effortlessly blends practicality with comfort. The integrated five-ring hob and oven will delight aspiring cooks and enthusiastic home bakers alike, while the generous layout easily accommodates a dining table, perfect for quick mid-week meals, homework after school, or relaxed evenings spent entertaining friends and family.

The living room is another inviting, light-filled space, offering a comfortable retreat where you can relax and unwind at the end of the day. Completing the ground floor is a useful entrance porch, a rear lobby and a handy under-stairs cupboard, providing valuable storage and everyday convenience.

Upstairs, the sense of comfort and quality continues. A modern, well-appointed family bathroom serves three well-proportioned bedrooms. Two are generous doubles, while the third single bedroom offers fantastic flexibility, ideal as a nursery, dressing room, home office or creative space, ready to adapt to your changing needs.

Outside, the low-maintenance front garden could, subject to the necessary planning permissions, be altered to provide formal off-road parking. To the rear, the fully enclosed garden is a wonderful complement to the home, featuring a lush green lawn, a brick store and space for a garden shed. It's a peaceful spot to enjoy sunny afternoons, outdoor dining or simply relaxing in the fresh air. All in all, this is a welcoming and versatile home that offers comfort, practicality and plenty of potential, an ideal place to put down roots and start your next chapter.

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.

Tenure: Freehold

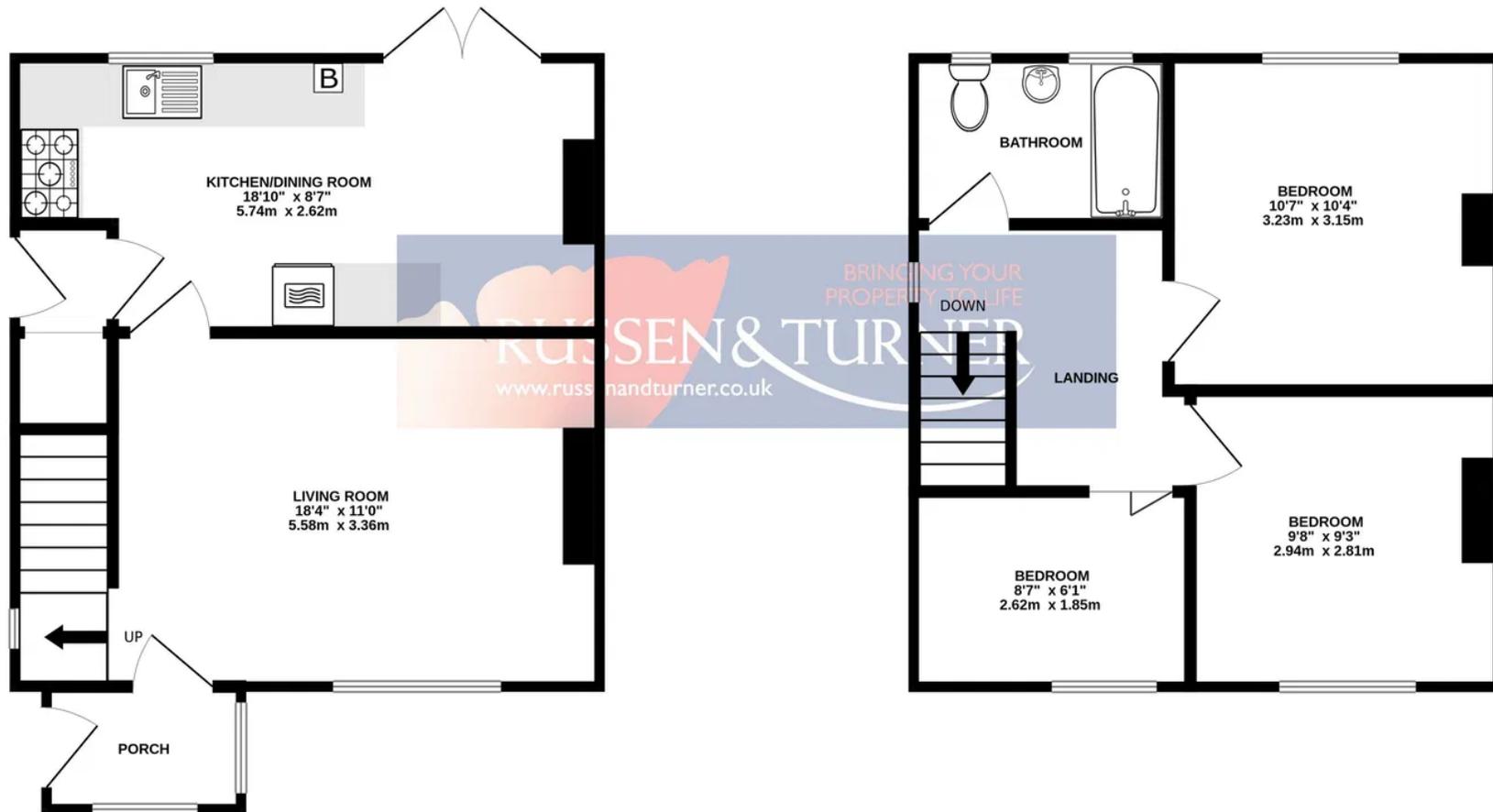
Property Type: Semi Detached House

- Semi-Detached House
- Three Bedrooms
- Potential to add Off-road Parking (STPP)
- Modern and Stylish Kitchen/Dining Room
- 18ft Living Room
- Well Presented
- Enclosed Rear Garden
- Gas Central Heating
- Close to Local Schools and Shops
- Ideal First Home



GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 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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