



Introducing
Congham Road, Grimston

SOWERBYS

Introducing a picturesque retreat nestled in the heart of a coveted village setting, this charming cottage exudes character at every turn. Set over three inviting floors, this property offers a versatile layout that harmonises seamlessly with modern lifestyles.

As you step through the front door, you're greeted by the warmth of a home steeped in history yet infused with contemporary comforts. The ground floor unfolds into a welcoming living space adorned with a beautiful feature fireplace with woodburning stove, creating a cosy ambiance perfect for both relaxation and entertaining.

Leading on from the living room is the beautiful country kitchen, with range style cooker, butler sink and stunning wooden worktops. This kitchen has integrated appliances, tucked away to keep the charming aesthetic feel throughout. With plenty of character features. Off the kitchen is a generous day room, with the convenience of a downstairs toilet.

The second floor where the allure of this cottage continues to unfold with two bedrooms exuding character and charm. Each room offers a peaceful sanctuary, providing a restful haven. The principal bathroom has been modernised but still feels enveloped in the overall delight of the property.

You are led up to the third flooring, where you find the principal bedroom, flooded by natural light and a quaint ensuite toilet this room is feels like a real escape from the world.

Outside, a quaint front garden offers a delightful spot for al fresco dining or simply basking in the tranquillity of the surroundings. Additionally, a detached garden provides ample space for creating an outdoor oasis.

GRIMSTON

Grimston is an attractive rural village with amenities such as a medical centre and village shop. King's Lynn is 8 miles away with its historic centre, supermarkets, superstores and the recently redeveloped and pedestrianized Vancouver Shopping Centre. There is a main line train connection to London via Cambridge of approximately 1hour 40 minutes. There is a Gastro pub and interior design store, The Old Stores, in nearby Roydon.

AGENTS NOTE

Detached Garden, over gravel parking area to the front of the property

Parking for one vehicle, one in front of the garden gate

Three Storeys with the principal bedroom on the third floor

Log Burner & Electric Heating

Integrated fridge and freezer

Range Style Cooker

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number.

LOCATION

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SOWERBYS

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