



**Magdalen Road, Tilney St. Lawrence, King's Lynn, PE34 4RE**

**welcome to**

**Magdalen Road, Tilney St. Lawrence, King's Lynn**

Located in Tilney St Lawrence which is a popular village to the west of Kings Lynn and has a local convenience store, primary school and public house. This is a delightful four bedroom semi detached cottage with field views.



## Entrance Door To:-

### Lounge

13' 7" into recess x 11' 7" ( 4.14m into recess x 3.53m )  
Double glazed window, radiator, opening to:-

### Dining Room

11' 11" x 13' 5" ( 3.63m x 4.09m )  
Double glazed window, radiator, storage cupboard,  
stairs to first floor

### Inner Hallway

Exit door to side

### Kitchen

12' 4" x 9' 6" ( 3.76m x 2.90m )  
Range of base and wall units, roll edge work top,  
inset stainless steel sink with mixer tap over, built-in  
double oven, eclectic hob, extractor over, space for  
dishwasher, breakfast bar, wood effect laminate floor,  
double glazed window

### Utility

8' 10" x 6' ( 2.69m x 1.83m )  
Range of base and wall units, roll edge work top,  
space for fridge freezer and washing machine,  
double glazed window, door to rear

### Bathroom

9' 8" x 5' 4" ( 2.95m x 1.63m )  
Bath, shower cubicle, wash hand basin, radiator, tiled  
walls, double glazed window

### Cloakroom

Low level WC, wash hand basin, double glazed  
window

## First Floor Landing

### Bedroom One

14' 5" excluding wardrobes x 11' 2" ( 4.39m excluding  
wardrobes x 3.40m )  
Built-in wardrobes, double glazed window, radiator

### Bedroom Two

12' x 8' 3" to fitted wardrobe ( 3.66m x 2.51m to fitted  
wardrobe )  
double glazed window, radiator

### Bedroom Three

16' 3" x 9' 9" ( 4.95m x 2.97m )  
Double glazed window, radiator, fitted wardrobe

### Bedroom Four

9' 9" x 9' 5" ( 2.97m x 2.87m )  
Double glazed window, radiator

### Cloakroom

Low level WC, wash hand basin, double glazed  
window

### Outside

Courtyard, lawned garden, fishpond large  
shed/workshop, detached garage and driveway.  
Field views



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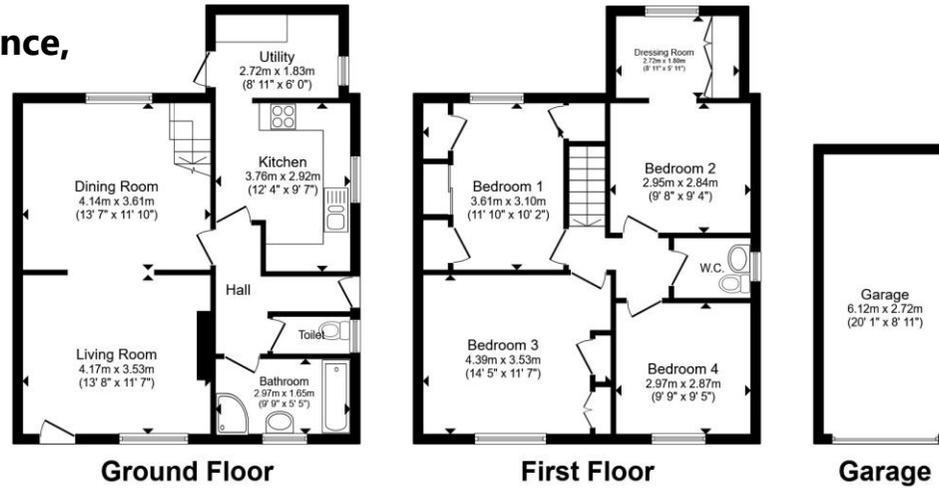


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## Magdalen Road, Tilney St. Lawrence, King's Lynn

- Popular Village of Tilney St Lawrence
- Semi Detached Cottage
- Two Reception Rooms
- Two Bathrooms
- Four Bedrooms

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



# £285,000

Total floor area 131.4 m<sup>2</sup> (1,415 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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postcode not the actual property

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Property Ref:  
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