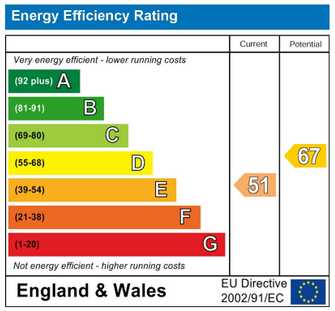
DIRECTIONS

SATNAV: PE32 1AD



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.

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98 Lynn Road Grimston King's Lynn PE32 1AD

TWO BEDROOM DETACHED BUNGALOW WITH GARAGE

King's Lynn **£375,000 Freehold**

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GRIMSTON
Grimston is a picturesque and well-established Norfolk village situated approximately 7 miles east of the historic market town of King's Lynn, offering an appealing blend of rural charm and everyday convenience. Surrounded by attractive countryside, the village has a strong sense of community and benefits from a range of local amenities, including a village shop and post office and medical centre. The nearby villages of Pott Row, Roydon and Congham provide further amenities, while King's Lynn offers an extensive choice of shopping, schooling, leisure and transport facilities. The renowned Sandringham Estate is also close by, while the impressive 480-acre Roydon Common provides a wonderful natural setting nearby, ideal for walking and enjoying the local wildlife. The beautiful North Norfolk coastline, often referred to as the 'Champagne Coast', is also within easy driving distance, with its renowned sandy beaches and picturesque coastal villages. This combination of peaceful countryside, attractive villages and convenient access to the coast makes Grimston an appealing location for those seeking a rural lifestyle while remaining within easy reach of everyday amenities.

ENTRANCE HALL
Fitted carpet, airing cupboard, door to hallway.

HALLWAY
Long hallway with fitted carpet, two double radiators, two storage cupboards and doors to all rooms.

LOUNGE 21'08" x 12'11" (6.60m x 3.94m)
Fitted carpet, window to front aspect, two double radiators, electric fireplace.

DINING ROOM 12'11 x 12'10" (3.94m x 3.91m)
Fitted carpet, window to front aspect, double radiator, opening into kitchen.

KITCHEN 11'9" x 10'9" (3.58m x 3.28m)
Oak flooring, door and window to side, large range of wall-mounted, base and drawer units, integrated electric oven, induction hob and microwave, integrated dishwasher, sink with drainer, extractor hood.

BATHROOM 9'09" x 6'10" (2.97m x 2.08m)
Vinyl flooring, obscured window to side aspect, vertical panel radiator, heated towel rail, fitted bath and a walk-in shower, hand wash basin.

W C
Vinyl flooring, W.C, band wash basin, obscured window to side aspect, double radiator.

BEDROOM ONE 13'04" x 11'06" (4.06m x 3.51m)
Fitted carpet, window to rear aspect, double radiator, fitted wardrobes.

BEDROOM TWO 13'04" x 11'06" (4.06m x 3.51m)
Laminate flooring, window to rear aspect, double radiator.

SINGLE GARAGE

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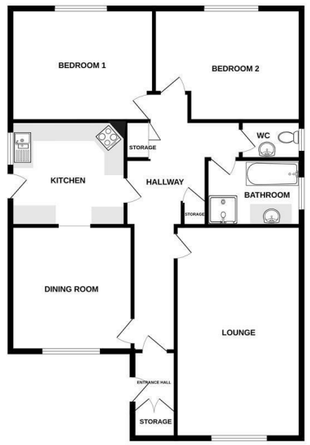
Located in the charming village of Grimston, this delightful two-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property boasts a spacious layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining. The large lounge is ideal for unwinding after a long day, while the dining room offers a lovely setting for family meals and gatherings.

The bungalow comprises two well-proportioned bedrooms, ensuring a restful retreat for all occupants. The bathroom is complemented by a separate WC, adding to the practicality of the home. The property also benefits from a private driveway and a garage, providing secure parking and additional storage options.

Situated in a picturesque village, residents will enjoy easy access to local amenities, enhancing the appeal of this tranquil location. Whether you are looking to downsize or seeking a peaceful place to call home, this bungalow presents an excellent opportunity. With its charming features and convenient setting, it is sure to attract those looking for a comfortable lifestyle in a friendly community.

GROUND FLOOR



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 misstatement. These plans are 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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