



**Victory Lane, Tilney St. Lawrence, King's Lynn, PE34 4QU**



**william  
h brown**

**welcome to**

**Victory Lane, Tilney St. Lawrence, King's Lynn**

Located in the popular village of Tilney St Lawrence which has local amenities including convenience store, primary school and public house is this well presented two bedroom end of terrace cottage.



## **Double Glazed Entrance Door To**

### **Lounge**

11' 11" x 13' 6" into recess ( 3.63m x 4.11m into recess )  
Double glazed window, wood effect laminate floor,  
wood burner, opening to:-

### **Kitchen/ Breakfast Room**

13' 6" x 9' 2" ( 4.11m x 2.79m )  
Base and wall units, roll edge work top, inset ceramic  
sink with mixer tap over, wood effect laminate floor,  
double glazed window, stairs to first floor, door to:-

### **Utility**

5' 6" x 4' 6" ( 1.68m x 1.37m )  
Space and plumbing for washing machine, electric  
heater, door to rear

### **Bathroom**

6' 9" x 5' 4" ( 2.06m x 1.63m )  
Walk-in shower, low level WC, wash hand basin,  
ceramic tiled floor, double glazed window

## **First Floor Landing**

### **Bedroom One**

12' 3" x 11' 11" ( 3.73m x 3.63m )  
Double glazed window, electric heater

### **Bedroom Two**

10' 3" x 9' 6" ( 3.12m x 2.90m )  
Double glazed window

### **Outside**

To the rear is a good size rear garden which is laid  
mainly to lawn with summer house and is enclosed  
by timber fencing



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## Victory Lane, Tilney St. Lawrence, King's Lynn

- Popular Village of Tilney St Lawrence
- End of Terrace Cottage
- Two Bedrooms
- Kitchen/ Breakfast Room
- Utility

Tenure: Freehold EPC Rating: E

Council Tax Band: A

# £165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN118906 - 0008

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