



**Lynn Road, Grimston, King's Lynn, PE32 1AD**

**welcome to**

**Lynn Road, Grimston, King's Lynn**

Located in the popular village of Grimston is this beautifully presented and extremely spacious three bedroom detached chalet bungalow. Viewing highly recommended to appreciate all this delightful property has to offer.



## Double Glazed Entrance Door To

### Entrance Porch

Wood effect laminate floor, double glazed door to:-

### Entrance Hall

Radiator, wood effect laminate floor, stairs to first floor, understair cupboard, double glazed window

### Lounge

12' 6" x 20' 3" ( 3.81m x 6.17m )

Three double glazed windows, radiator, inset spotlights, opening to:-

### Dining Room

18' 3" x 9' 5" ( 5.56m x 2.87m )

Wood effect laminate floor, radiator, double glazed patio doors to rear, door to:-

### Utility Area

9' 6" max x 5' 6" ( 2.90m max x 1.68m )

Wood effect laminate floor, base and wall units, roll edge work top, inset sink with mixer tap over, space and plumbing for washing machine and dryer, double glazed window, double glazed door to rear, opening to:-

### Kitchen/Breakfast

12' 11" x 11' ( 3.94m x 3.35m )

Range of bespoke base and wall units, granite work top over, built-in double oven, electric hob, extractor over, space for American-style fridge freezer, central island with granite work top and cupboards below, exposed brick feature wall, wood effect laminate floor, inset spotlights, double glazed window

### Bathroom

8' 4" x 6' 9" ( 2.54m x 2.06m )

P shaped bath with Jacuzzi jets, mains shower over and shower screen, low level WC, wash hand basin with cupboards below, fully tiled floor and walls, heated towel rail, double glazed window, spotlights

### Bedroom

12' 6" x 13' 5" ( 3.81m x 4.09m )

Double glazed window, radiator

### Bedroom

10' 1" x 9' 11" ( 3.07m x 3.02m )

Double glazed window, radiator

## First Floor

### Master Bedroom

15' x 13' 8" ( 4.57m x 4.17m )

Three Velux windows, radiator, storage

### Walk-In Dressing Room

8' 11" x 4' 7" ( 2.72m x 1.40m )

Door to eaves storage

### Bathroom

8' 9" x 7' 6" ( 2.67m x 2.29m )

Corner shower, low level WC, wash hand basin with cupboards below, fitted shelving with drawers below, heated towel rail, fitted mirror fronted cabinet, tiled floor and walls, Velux window

## Outside

To the front, a large gravel drive giving off road parking for several vehicles and leads to a garage with up and over door, power and light. The rear garden has a large paved patio, the remainder is laid to lawn with mature shrubs and plants and a beautiful blossom tree. There are field views to the rear.



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## Lynn Road, Grimston, King's Lynn

- Popular Village of Grimston
- Detached Chalet Bungalow
- Three Bedrooms
- Kitchen/Breakfast Room
- Two Reception Rooms

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

# £425,000



Total floor area 151.3 m<sup>2</sup> (1,628 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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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN119850 - 0002

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