



Poppy Cottage, Mileham Road, Litcham, PE32 2NZ

welcome to

Poppy Cottage, Mileham Road, Litcham

Quirky and characterful 3-bed cottage in popular Litcham, featuring a stunning first-floor living room with Juliet balcony, private wildflower garden and versatile studio/office. Extended to offer flexible living, all within easy reach of local amenities, schools and market towns.



Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Electric Heating.

Accommodation Entrance Porch

Carpeted flooring. Double-glazed door and window to the side.

Entrance Hall

Inner hall and stairs to bedroom one.

Lounge

Front door to road. Carpeted flooring. Electric heater. Woodburner. Built-in storage by fireplace. Double-glazed window to the front.

Kitchen/Diner

Tiled flooring. Fitted with wooden wall and base units, butler sink, corner wall cupboard and stainless-steel extractor fan. Space for range cooker and fridge freezer. Double-glazed window to the side and rear.

Utility

Off the hall. Vinyl flooring. Fitted with WC. Space for washing machine and tumble dryer. Double-glazed obscured window.

First Floor Living Room

Carpeted flooring. Woodburner. Juliet balcony.

Bedroom One

Carpeted flooring. Electric heater. Storage cupboard. Two double-glazed wooden sash windows.

En Suite

Tiled walls and flooring. Fitted with WC, wash hand basin, electric shower cubicle and a chrome towel rail.

Bedroom Two

Carpeted flooring. Fireplace surround feature. Wardrobes. Electric heating. Stairs to inner hall. Double-glazed window to the front.

Bedroom Three

Wooden flooring. Storage with hot water cylinder. Electric heating. Window to hall way.

Bathroom

Fully tiled walls and flooring. Fitted with WC, wash hand basin, roll top bath and chrome towel rail. Velux window.

Outside Front Garden

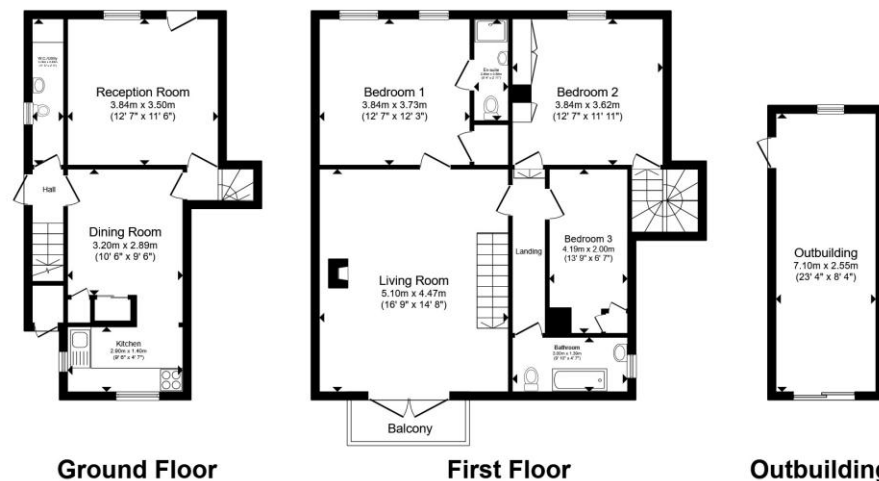
Double gates leading to shingle side of the house.

Rear Garden

Laid to shingle and turf. Fence and wall to the rear.

Outbuildings

Garage which is converted to a studio with single-glazed windows to the side and rear, and a side door leading to the garden. Fitted with power and light. Double-glazed sliding glass doors.



Total floor area 139.0 m² (1,496 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


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welcome to

Poppy Cottage, Mileham Road, Litcham King's Lynn

- Three Bedroom End of Terrace Cottage
- Unique and Full of Character
- First-Floor Living Room with Juliet Balcony
- Spacious Kitchen/Diner
- Detached Studio/Home Office Conversion

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108847 - 0004

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