



**25 Mariners Way, King's Lynn, PE30 2NY**

**£171,500**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

Property in this area is always highly sought after and we think this one will be no exception. The lounge to the front of the house has a feature fireplace and a cosy feel for watching TV. The kitchen / dining room measures an impressive 18ft8 in length and offers a range of fitted units with a walk-in pantry and a door to the 11ft utility room which makes the perfect spot to take off those muddy shoes. The conservatory is accessed via the French doors in the kitchen and makes a superb spot from where to enjoy the garden with your morning cup of tea.

Upstairs you will find 2 double bedrooms with the master bedroom measuring 18ft8 max and would easily convert to 2 bedrooms as there are 2 windows. There is also the family bathroom and a separate W.C.

To the front of the house there is a brick-weave area and the rear garden offers an excellent degree of privacy and is fenced with a garden shed toward the rear.

#### Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

**Property Type: Semi Detached House**

- Semi-detached house
- 2 Double bedrooms
- Potential as a 3 bedroom
- Conservatory
- Utility
- 18ft8 Kitchen
- Gas central heating
- Generous garden
- Popular location
- No chain



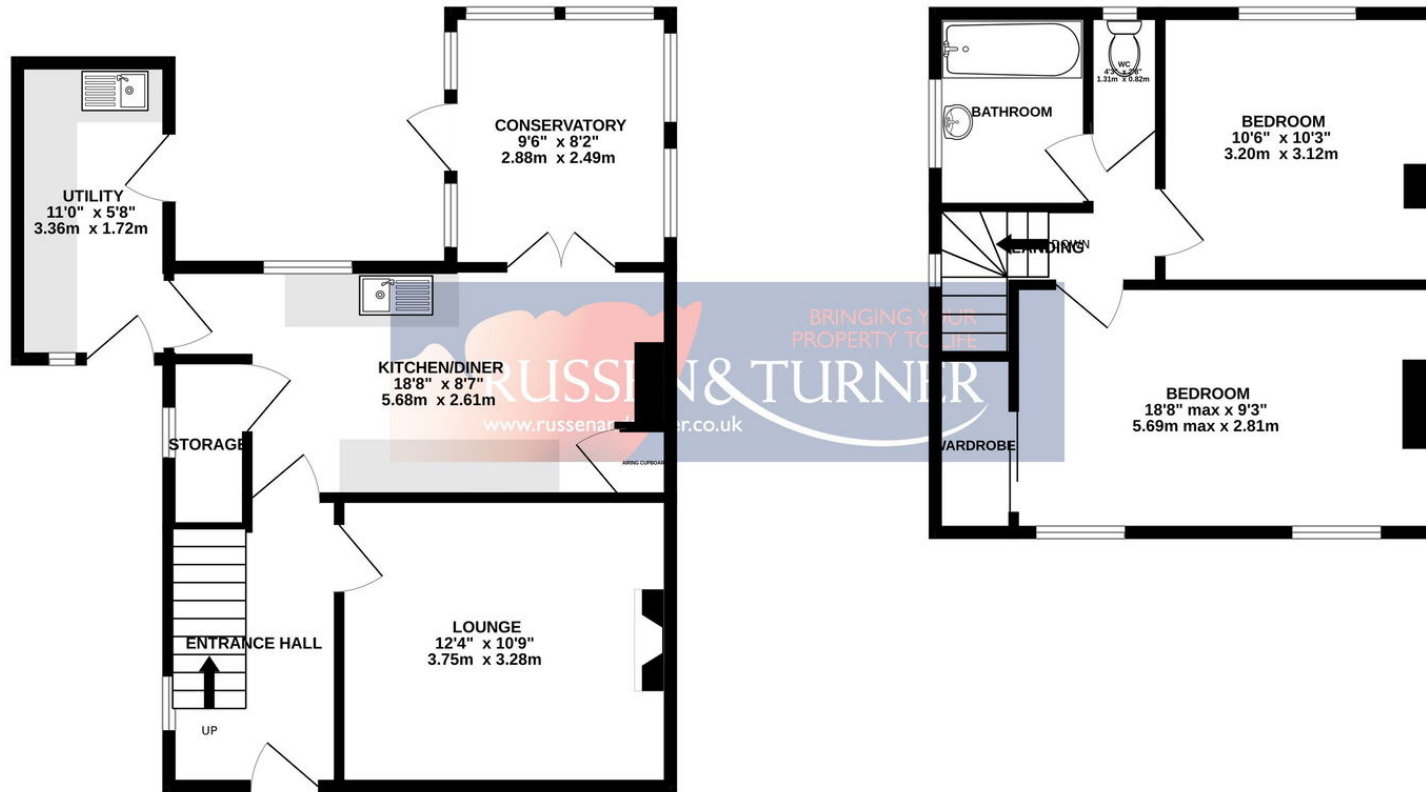
Enough space to entertain family and friends



Some plants, a comfy chair, a cup of tea, then sit back and enjoy

GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

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 mis-statement. This plan is 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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