

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

32 High Street,
Heacham,
King's Lynn,
Norfolk, PE31 7EP

01485 524544
info@landles.co.uk
www.landles.co.uk



****NO ONWARD CHAIN**** A nicely presented mid-terraced bungalow offering accommodation including; Entrance Porch, Entrance Hall, Lounge/Diner, Kitchen (recently refurbished), Bedroom and Shower Room (recently refurbished). The property which benefits from UPVC double glazing and gas central heating, has low maintenance gardens to the front and rear, along with an allocated off-road parking space.

The property is situated in a popular location just under 1km from the South Beach within the coastal village of Heacham. The village offers a range of amenities to include; schools, pharmacy, hairdressers, doctors surgery, vets and public houses. There are regular bus services to the nearby towns of King's Lynn and Hunstanton. There is a regular bus service offering access along the North Norfolk Coast and local towns and villages. A perfect location for dog walking and access to Wild Ken Hill.

Lodge Road, Heacham, Norfolk, PE31 7SZ

Price - £190,000 Freehold

FRONT ENTRANCE DOOR TO:-

FRONT ENTRANCE PORCH

Wooden panelled ceiling, window to side, built-in storage cupboard. Door to:-

ENTRANCE HALL

Textured and coved ceiling, access to roof space, part laminate floor covering and part carpet, single radiator, power points, airing cupboard housing hot water cylinder, built-in storage cupboard. Doors to; Lounge/Diner, Kitchen, Bedroom and Shower Room.

LOUNGE/DINER

14' 5" x 10' 11" max (4.39m x 3.33m max)

Textured and coved ceiling, power points, telephone socket, television points, single radiator, inset living flame effect electric fire, UPVC double glazed window to front.

BEDROOM

8' 11" min 10' 4" min (2.72m min x 3.15m min)

Textured and coved ceiling, single radiator, power points, UPVC double glazed window to front.

KITCHEN

8' 1" x 10' 6" (2.46m x 3.2m)

Textured and coved ceiling, vinyl floor covering, power points, single radiator. Range of matching wall and base units with round edged work surfaces over, tiled splash backs, stainless steel sink unit with single drainer and mixer tap over, plumbing provision for a washing machine, built-in electric oven, built-in induction hob with stainless steel extractor hood over, space for fridge freezer, matching wall unit housing gas fired boiler supplying domestic hot water and radiators, UPVC double glazed window to rear. Door to rear.

SHOWER ROOM

5' 6" x 6' 1" (1.68m x 1.85m)

Textured and coved ceiling, vinyl floor covering, single radiator, UPVC double glazed window to rear. Suite comprising; corner quadrant shower cubicle with system mixer shower and pump, sink set on vanity unit, close coupled WC.

OUTSIDE

FRONT

The garden is laid mainly to paving with inset mature shrubs and plants, enclosed at the sides by low chain-link fencing.

REAR

The garden is laid mainly to paving, with inset mature shrubs and plants, fine gravelled patio areas off the rear of property. Enclosed by wood panelled fencing, with a pedestrian gate giving access to the allocated parking space at the rear.

DIRECTIONS

From the traffic lights at Heacham Lavender head into the village. Continue on this road for a distance passing the Fox and Hounds pub on the left and after the shops on the left turn immediately left by the skate park. At the crossroads proceed straight ahead into Lodge Road and the property will be found further along on the right hand side.

SERVICES

Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested.

COUNCIL TAX

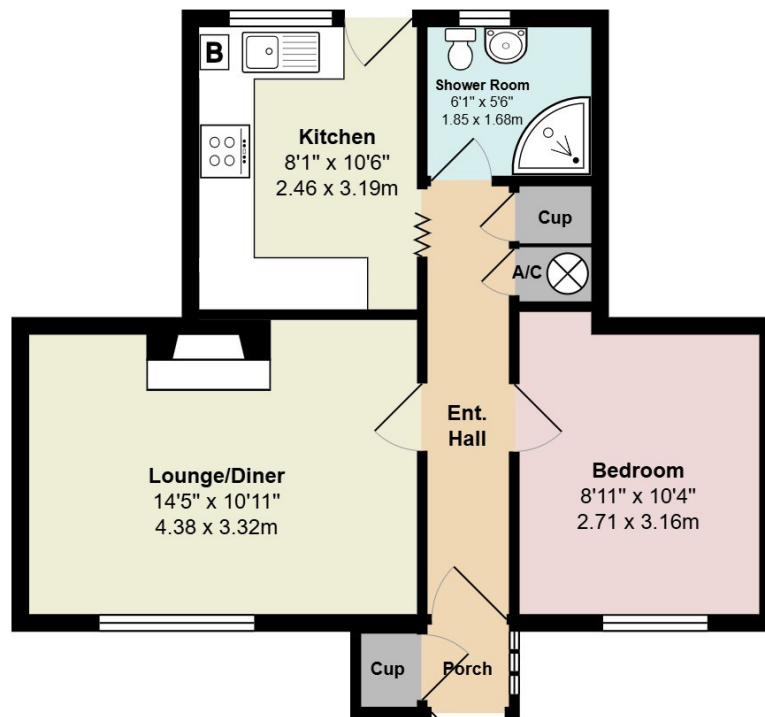
Band A - £1627.24 for 2026/27. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC - Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





All measurements are approximate and for display purposes only

Total Area: 441 ft² ... 41.0 m² (excluding a/c, cup)

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Illustration for identification purposes only. Measurements are approximate. Not to scale

Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

Since 1856

SELLING & LETTING

Town Country Coastal

property in King's Lynn and the coastal & rural villages of North & West Norfolk

KING'S LYNN OFFICE:

Blackfriars Chambers, Blackfriars Street, King's Lynn PE30 1NY

t: 01553 772816

COASTAL OFFICE:

32 High Street, Heacham, Norfolk PE31 7EP

t: 01485 524544

e: info@landles.co.uk

www.landles.co.uk