





Shepherdsgate Road, Tilney All Saints, King's Lynn, PE34 4RP

william h brown

welcome to

Shepherdsgate Road, Tilney All Saints, King's Lynn

Located in Tilney All Saints which is a tranquil village located approximately 5 miles from Kings Lynn town centre and is surrounded by fields is this attractive three bedroom semi detached cottage. Viewing highly recommended.













Entrance Door To:-
Utility/Garden Room
11' x 7' 9" (3.35m x 2.36m)
UPVC construction under polycarbonate roof, exit door to rear

Kitchen
11' 5" x 6' 10" (3.48m x 2.08m)
Range of base and wall units, roll edge work top, inset stainless steel sink, space for cooker, fridge and freezer, double glazed window, door to:-

Bathroom
Bath, low level WC, wash hand basin, window

Living Room
15' 3" x 11' 11" (4.65m x 3.63m)
Two double glazed windows, radiator, fireplace with inset wood burner

Dining Room
15' x 9' 11" (4.57m x 3.02m)
Double glazed window, fireplace with inset electric fir, stars to first floor,

Conservatory
16' 9" x 11' 7" (5.11m x 3.53m)
UPVC construction under polycarbonate roof, door to rear

First Floor Landing
Cloakroom
Low level WC, wash hand basin, window

Bedroom One
11' 1" x 10' (3.38m x 3.05m)
Two built-in wardrobes, window

Bedroom Two
11' 11" x 7' 5" (3.63m x 2.26m)
Window

Bedroom Three
7' 5" x 6' 2" (2.26m x 1.88m)
Window

Outside
The property is approached by a sweeping drive giving off road parking for several vehicles. The remainder of the garden is laid to lawn. The rear garden has a patio area and laid mainly to lawn and a garden shed.

Agents Note
Property has oil heating and wood burner. Private sewerage, Septic tank is shared with next door.

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- Tranquil Setting in Tilney All Saints
- Surrounded by Fields
- Semi Detached Cottage
- Three Bedrooms
- Two Reception Rooms

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

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN120006

The Property Ombudsman

Property Ref:
KLN120006 - 0003

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