

## DIRECTIONS

SAT NAV: PE33 0RT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	46		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.*

*The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.*

*Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



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5 Green Lane Tottenhill King's Lynn Norfolk PE33 0RT

**TWO BEDROOM MID TERRACE COTTAGE WITH DRIVEWAY IN RURAL LOCATION**

**King's Lynn**

**£160,000 Freehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)





**LOUNGE** 13'5 x 11'7 (4.09m x 3.53m)  
 Tiled floor, feature fireplace, double radiator and a window to the front aspect.

**KITCHEN DINER** 15'9 max x 12'2 (4.80m max x 3.71m)  
 Range of base, wall and drawer units with work top over. Stainless steel sink with drainer. Integrated oven and hob. Space for washing machine. Under stairs cupboard. Double radiator and a window to the rear aspect.  
 Tiled floor.

**LANDING**  
 Doors to all rooms. Fitted carpet.

**BEDROOM ONE** 17'2 max x 9'5 (5.23m max x 2.87m)  
 Wooden flooring, wardrobe, radiator and a window to the front aspect.

**BEDROOM TWO** 7'8 x 6'5 (2.34m x 1.96m)  
 Fitted carpet and window to the rear aspect.

**BATHROOM** 6'5 x 5'6 (1.96m x 1.68m)  
 Three piece suite comprising of a bath, hand wash basin and a W.C. Wood effect flooring and half height tiling.

**FRONT OF PROPERTY**  
 Mainly laid to lawn with decorative pebble and driveway parking.

**REAR GARDEN**  
 Larger than average mainly laid to lawn with trees and shrubs. Metal shed.

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**MONEY LAUNDERING:** In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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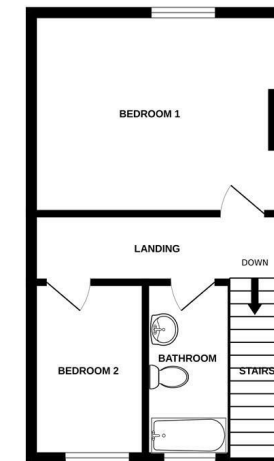
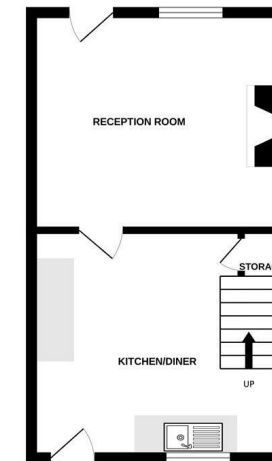
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**\*\*NO UPWARD CHAIN\*\*** Nestled on the open tranquil setting of The Green at Tottenham, this charming mid-terrace cottage offers a delightful blend of character and modern living. Built in 1800's, this cottage boasts a unique feature fireplace and a terracotta quarry tiled floor in the lounge, which adds a touch of warmth and charm to the home. The spacious kitchen diner is perfect for family meals and entertaining guests, providing ample space for dining and socialising. With two bedrooms, this home is ideal for small families or couples seeking a peaceful retreat. The bathroom is conveniently located, ensuring comfort and practicality. One of the standout features of this property is the larger than average garden, which offers potential of a wonderful outdoor space for relaxation and recreation. The property provides stunning field views of the Tottenham Green, allowing you to enjoy the beauty of the surrounding countryside right from your doorstep. Additionally, the property benefits from driveway parking, making it easy for you and your guests to come and go. Situated in a rural location, this home offers a serene lifestyle while still being within reach of local amenities and transport links. If you are looking for a property that combines character, comfort, and a picturesque setting, this charming cottage is not one to be missed.

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and wall are for guidance only and no responsibility is taken for any error. Prospective purchasers should verify all measurements and details for themselves. The plan for this property is not intended to be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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