



**Lamberts Cottage Creake Road, Syderstone King's Lynn PE31 8SF**

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## Lamberts Cottage Creake Road, Syderstone King's Lynn

Situated in the quaint village of Syderstone is this detached three bedroom family home. The property has 3 bedrooms, 2 reception rooms, garage, garden and car port. The property has been loved and looked after for many years by the current owners, but would now benefit from some refurbishment.



## Auctioneer's Comments

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## Entrance Porch

Radiator and door to the front.

## Entrance Hall

Storage cupboard, radiator, door and window to the front.

## Cloakroom

WC, wash hand basin, radiator and uPVC window to the side.

## Lounge

17' 4" x 9' 6" ( 5.28m x 2.90m )

Wood burner, radiator, uPVC window to the front and side.

## Dining Room

15' 6" x 9' 9" ( 4.72m x 2.97m )

Radiator, uPVC window to the front and side.

## Kitchen

Kitchen with wall and base units, space for oven, extractor over, composite sink with drainer, tiled floor, tiled splash back, stable door to side, uPVC window to the front and side.

## Rear Porch

uPVC window to the side and door to the front.

## Landing

Radiator

## Bedroom One

17' 4" x 10' 2" ( 5.28m x 3.10m )

Fitted wardrobes, TV point, wash hand basin, tiled splash back, radiator and 2 uPVC windows to the front.

## Bedroom Two

12' 11" x 9' 9" max ( 3.94m x 2.97m max )

Fitted wardrobes, radiator and uPVC windows to the front.

## Bedroom Three

9' 9" x 8' ( 2.97m x 2.44m )

Radiator and uPVC windows to the front.

## Bathroom

Suite comprising shower room, WC, wash hand basin, loft access and uPVC window to the front.

## Outside

Fully enclosed with patio area with steps leading to raised lawn with mature shrubs and trees.



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## Lamberts Cottage Creake Road, Syderstone King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED THREE BEDROOM COTTAGE
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£160,000**



Ground Floor  
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First Floor

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.focalagent.com



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Please note the marker reflects the postcode not the actual property



Property Ref:  
FKM108019 - 0017

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