



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



**welcome to**

**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**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **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**



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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postcode not the actual property

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Property Ref:  
FKM108019 - 0017

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