





Station Road, Hillington, King's Lynn, PE31 6DE

welcome to

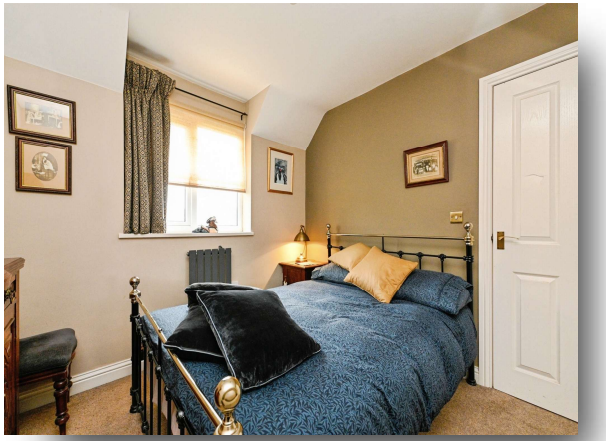
Station Road, Hillington, King's Lynn

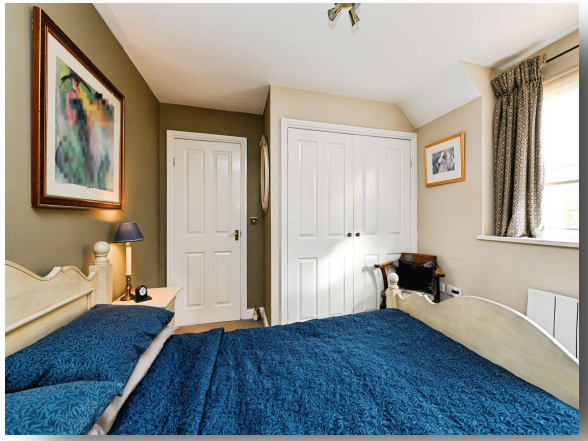
Set in the sought-after village of Hillington, this charming cottage is offered in excellent condition throughout. Featuring a spacious kitchen/diner, cosy lounge, enclosed rear garden & garage, this delightful home perfectly combines character & practicality in a desirable, peaceful location.













Accommodation:
Double-glazed entrance door to:

Entrance Hall
Door to the front. Stairs leading to the first floor landing.

Cloakroom
Fitted with WC & wash hand basin.

Lounge
Double-glazed window to the front. Exposed brick fireplace with gas stove.

Kitchen/Diner
This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl ceramic sink & drainer unit, and space for a freestanding cooker with cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a dishwasher. Double-glazed window to the rear. Double-glazed French doors to the rear leading to the rear garden.

First Floor Landing
Stairs from the entrance hall.

Bedroom One
Double-glazed window to the front. Radiator. Built-in wardrobes.

Bedroom Two
Double-glazed window to the rear. Radiator.

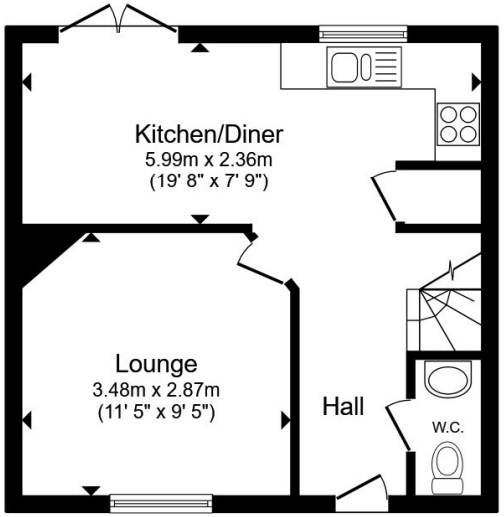
Bedroom Three
Double-glazed window to the rear. Radiator. Built-in wardrobes.

Bathroom
Fitted with WC, wash hand basin & bath with shower over. Double-glazed window to the front.

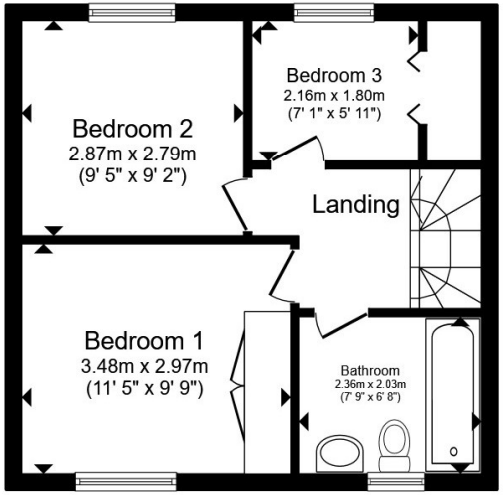
Outside
To the rear of the property, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside various plants, shrubs & hedging. A gravelled driveway provides off-road parking & leads to the garage (positioned within a block of garages).

Agent's Note
Heating to the property is served by electric heating. Please contact the branch for further information if required.

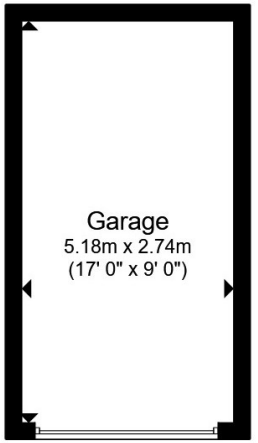
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Garage

Total floor area 84.0 m² (904 sq.ft.) approx

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.propertybox.io

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welcome to

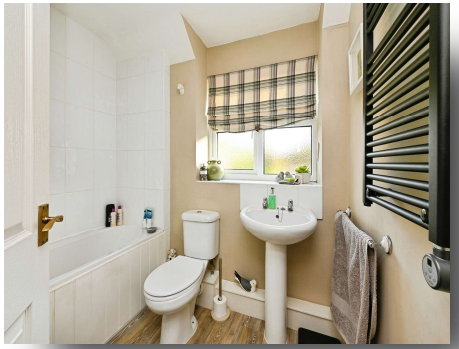
Station Road, Hillington, King's Lynn

- Three bedroom cottage
- Desirable Norfolk village location
- Driveway parking
- Garage
- Easy access to Kings Lynn + North Norfolk coast

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

offers over

£300,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN119643 - 0003

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