



**Lynn Road, East Rudham King's Lynn PE31 8RE**

**welcome to**

**Lynn Road, East Rudham King's Lynn**

A cosy cottage perfectly situated within the popular village of East Rudham. The cottage offers a lounge, kitchen, two bedrooms and family bathroom. Externally, the well-maintained courtyard garden benefits from an abundance of sunlight throughout the day.



## Lounge / Kitchen

17' 7" x 13' 3" ( 5.36m x 4.04m )

Electric fire with brick surround, feature beams, storage radiator, stairs to first floor, storage cupboard. Kitchen with wall and base units, oven, extractor over, sink with drainer, tiled splash back and breakfast bar.

## Landing

Storage cupboard.

## Bedroom One

10' 8" x 8' ( 3.25m x 2.44m )

Fitted wardrobe, storage radiator and window to the front.

## Bedroom Two

8' x 7' ( 2.44m x 2.13m )

Storage radiator and window to the front.

## Bathroom

Suite comprising bath with shower over, WC and wash hand basin.

## Summer House

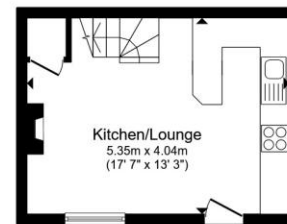
9' 7" x 7' 9" ( 2.92m x 2.36m )

Electricity double doors and window to the courtyard garden.

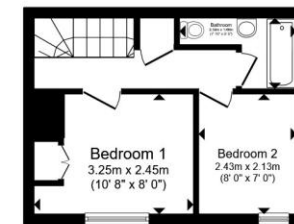
## Shed

9' 9" x 7' 9" ( 2.97m x 2.36m )

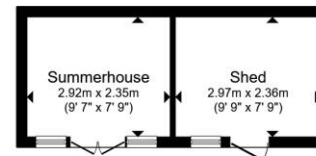
Window and door to the front.



Ground Floor



First Floor



Outbuilding

Total floor area 57.5 m<sup>2</sup> (619 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](http://www.propertybox.io)

  
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welcome to

## Lynn Road, East Rudham King's Lynn

- COSY COTTAGE
- VILLAGE LOCATION
- ON ONWARD CHAIN
- SUMMER HOUSE & WORKSHOP
- LOW MAINTENANCE GARDEN

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

# £185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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