



Lynn Road, King's Lynn

what3words; scope.convey.slumped

£169,995

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

If you've been searching for a property where you can really make your mark, this could be the opportunity you've been waiting for. A home you can strip back, rethink and gradually transform into something that feels completely yours.

Set along Lynn Road, this three-bedroom semi-detached house has been a much-loved family home for many years and is now ready to begin its next chapter. There's no hiding from the fact that the property requires updating, but that's exactly where the opportunity lies.

Whether you're a first-time buyer happy to take on a project, a growing family looking for somewhere you can improve over time or simply someone who enjoys the idea of adding value and creating a home to your own taste, there's a great foundation here to work with.

Offered to the market with no onward chain, the property already has many of the practical ingredients in place, including off-road parking, a detached garage, electric heating and a generous private rear garden. Better still, local schools, shops and a range of everyday amenities are just a short stroll away.

Step inside and you'll find a traditional layout with a good amount of space to start getting creative.

On the ground floor are two separate reception rooms, giving you plenty of flexibility from the outset. Keep them as a dedicated living room and dining room, create a playroom for the children or perhaps turn one into a home office. For buyers with bigger plans, the layout also provides an exciting starting point from which to explore how the ground floor could potentially be reimaged, subject to any necessary permissions and professional advice.

There's also a useful under-stairs storage cupboard and downstairs cloakroom, while the kitchen sits at the rear of the house. It's another area ready for a fresh approach and the chance to choose everything yourself, from the cabinetry and worktops through to the flooring, lighting and finishing touches.

Head upstairs and you'll find three well-balanced bedrooms, arranged as two doubles and a single. There's comfortable space for a young family, while the third bedroom could work equally well as a nursery, dressing room or dedicated home office if you don't immediately need all three.

The bathroom completes the first-floor accommodation and, like the rest of the property, gives the next owners an opportunity to start afresh and create something to their own style.

Outside, there's even more potential to get excited about.

To the front, off-road parking takes care of the everyday practicalities, while the detached single garage provides useful additional parking, storage or workshop space.

To the rear is a generously sized and private garden, another blank canvas waiting for someone with a little imagination. You might picture a large patio for summer barbecues and outdoor dining, colourful planted borders, plenty of lawn for children and pets or simply an easy-to-maintain garden with somewhere to sit back in the sunshine.

The beauty here is that somebody else hasn't already made all those decisions for you.

You can choose the kitchen, design the bathroom, pick the colours and finishes and gradually improve the house room by room. Take on everything at once or move in and tackle it over time, either way, you have the opportunity to create a home that reflects how you want to live.

And with schools, shops and everyday amenities within easy reach, the location provides the convenience you'll want once the decorating and DIY are finished.

Three bedrooms, two reception rooms, parking, garage, a generous private garden and no onward chain, the foundations are already here. What happens next is entirely up to you.

For anyone who can see beyond the décor and recognise the possibilities, this is more than simply a house in need of updating. It's an opportunity to create a home of your own from the ground up, enjoy the transformation and potentially add value along the way.

Tenure: Freehold

- Semi-Detached House
- Three Bedrooms
- No Onward Chain
- Close to Local Schools, Shops and Other Amenities
- Ideal First Home
- Garage and Off-road Parking
- Updating Required
- Electric Heating
- Good Size South Facing Rear Garden
- Potential To Improve

Disclaimer

To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.

We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.

All measurements are provided as a guide and may not be exact.

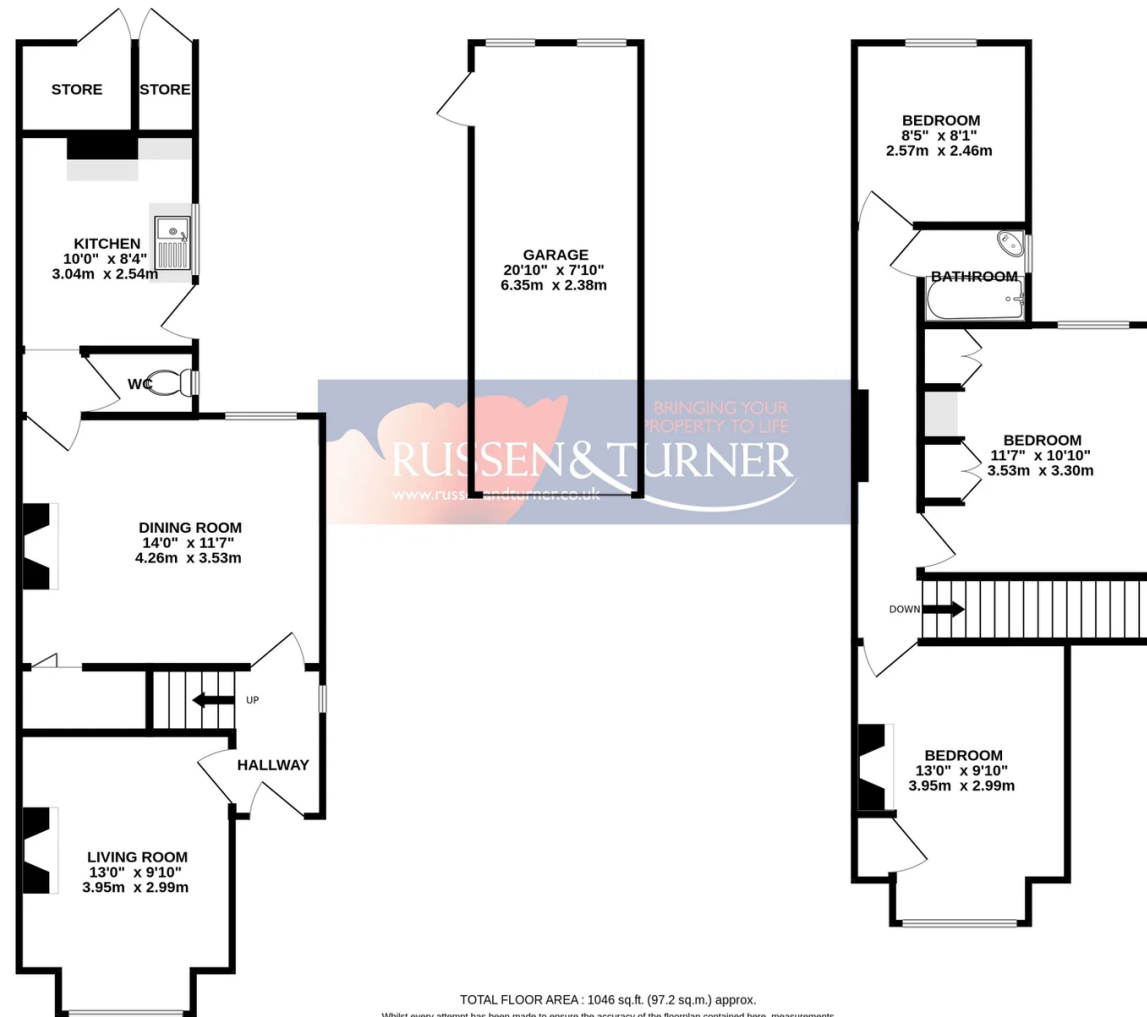
We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.

These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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