

## DIRECTIONS

Sat Nav : PE30 3BP

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.*

*The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.*

*Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



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168 Loke Road King's Lynn Norfolk PE30 2BP

**SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY  
PARKING AND A GARAGE**

**King's Lynn**

**Freehold**

**Offers in the region of**

**£225,000**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)





**ENTRANCE HALL**

Fitted carpet. Single radiator. Leading to living room and kitchen. Stairs to first floor with fitted carpet and wooden handrail. Under stairs storage cupboard.

**KITCHEN**

Range of wall, base and drawer units with worktop over. Integrated oven. Integrated gas hob with extractor hood over. Breakfast bar. One and a half bowl sink with drainer and mixer tap over. Window to side aspect. Leading to rear lobby and utility. Vinyl flooring. 16'1 x 9'10 (4.90m x 3.00m)

**UTILITY**

Tile flooring. Window to rear aspect. Space and plumbing for washing machine. Boiler.

**REAR LOBBY**

Patterned tiled flooring. Storage heater. Window to side aspect. Door to garden. Large storage cupboard. Leading to cloakroom.

**CLOAKROOM**

Integrated hand wash basin with gold finished mixer tap over and vanity unit under, concealed closet W.C. Laminate wood effect flooring. Obscured window to rear aspect.

**OPEN PLAN LIVING DINER**

Open plan layout, fitted carpet. Two double radiators. Door to rear aspect. Bay window to front. Decorative wooden fireplace with tiled effect backing and electric fire. 24'7 x 22'0 (7.49m x 6.71m)

**LANDING**

Fitted carpet. Single radiator. Loft access. Airing cupboard.

**BEDROOM ONE**

Large space. Fitted carpet. Large full width built in wardrobe. Bay window to front aspect. Double radiator. 16'5 x 15'3 (5.00m x 4.65m)

**BEDROOM TWO**

Fitted carpet. Double radiator. Window to rear aspect. 11'10 x 9'6 (3.61m x 2.90m)

**BEDROOM THREE**

Fitted carpet. Window to rear aspect. 9'10 x 8'3 (3.00m x 2.51m)

**BATHROOM**

Three piece suite with hand wash basin with mixer tap over and vanity unit under. W.C. Fitted bath with mixer tap and the thermostatic shower over. Obscured window to side aspect. Vinyl flooring. Heated towel rail. Full height surround tiling.

**FRONT OF PROPERTY**

Generous driveway with space for multiple vehicles. Gate to side to access rear garden.

**REAR GARDEN**

Low maintenance patio area, enclosed by brick walls.

**SINGLE GARAGE**

Up and over door.

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification

Situated on Loke Road in the charming town of King's Lynn, this delightful semi-detached house, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. As you enter, you are welcomed by a spacious open-plan living and dining area, featuring a lovely bay window that floods the room with natural light. This inviting space is perfect for both entertaining guests and enjoying quiet evenings at home. Adjacent to the living area, you will find a fully equipped kitchen that boasts a utility area, providing practicality and convenience for everyday living. The large master bedroom is a standout feature, complete with built-in wardrobes that offer ample storage. The additional bedrooms are also generously sized, ensuring comfort for all family members or guests. Outside, the property benefits from a low-maintenance, secure garden, ideal for enjoying the outdoors without the hassle of extensive upkeep. The property has parking for multiple vehicles, making it easy for you and your visitors (please note no drop kerb). This home is not only a wonderful place to live but also offers a fantastic opportunity to enjoy the vibrant community of King's Lynn. With its blend of historical charm and modern amenities, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.



TOTAL FLOOR AREA: 1277 sq.ft. (118.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan and floor area, measurements of other buildings shown on the plan shall not be deemed to be representative of the actual dimensions of the buildings. This plan is for illustrative purposes only and should not be used as a basis for any other calculations. The area of the plot and the position of the buildings are not shown to scale.  
 Map with Metre: 1:2500



