



**Blackthorn Drive, West Lynn, King's Lynn, PE34 3LT**

**welcome to**

**Blackthorn Drive, West Lynn, King's Lynn**

Located in the popular village of West Lynn which has good local amenities is this beautifully presented three bedroom semi detached house which is being offered for sale. Viewing highly recommended.



### **Entrance Door To:-**

### **Entrance Hall**

Wood effect laminate floor, radiator, stairs to first floor

### **Cloakroom**

Low level WC, wash hand basin, radiator

### **Lounge**

16' 4" x 9' 4" max ( 4.98m x 2.84m max )

Double glazed window, double glazed patio doors to rear, wood effect laminate floor, radiator

### **Kitchen/ Dining Room**

16' 9" x 9' 6" ( 5.11m x 2.90m )

Modern fitted kitchen, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven and grill, electric hob, extractor over, space for washing machine, fridge freezer and integrated dishwasher, double glazed window, radiator, vinyl floor

### **First Floor Landing**

Loft access, radiator, storage cupboard

### **Bedroom One**

16' 4" x 7' 11" ( 4.98m x 2.41m )

Double glazed window, radiator

### **Bedroom Two**

10' 10" x 9' 5" ( 3.30m x 2.87m )

Two double glazed windows, radiator, in built storage cupboard

### **Bedroom Three**

9' 9" x 6' 6" ( 2.97m x 1.98m )

Double glazed window, radiator

### **Bathroom**

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, part tiled walls, double glazed window, radiator, vinyl floor

### **Outside**

To the front is parking for two cars. The rear garden is laid mainly to lawn with patio area and is enclosed by timber fencing.

### **Agents Note**

Buildings Regulations Completed Aug 2024 - 8 Years Remaining.

Platform Housing Group have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 35% share and the remaining 65% share of the property from Platform Housing Group to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.



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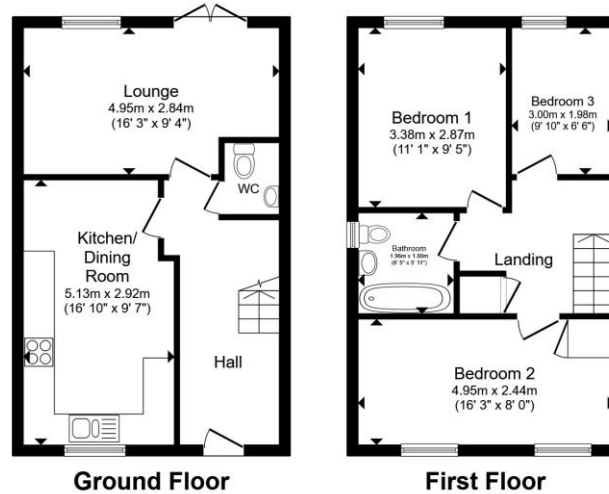
welcome to

## Blackthorn Drive, West Lynn, King's Lynn

- Popular Village of West Lynn
- Semi Detached House
- Three Bedrooms
- Kitchen/Dining Room
- Cloakroom

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

**£275,000**



Total floor area 82.6 m<sup>2</sup> (890 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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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN120012 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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