



St. Peters Road, West Lynn, KING'S LYNN, PE34 3JT

welcome to

St. Peters Road, West Lynn, KING'S LYNN

Set on a generous plot in the popular village of West Lynn, this spacious detached home offers flexible family living & a beautifully maintained garden that's perfect for keen gardeners. Enjoy a peaceful village setting while remaining just moments from everything King's Lynn has to offer.



Accommodation:

Double-glazed entrance door to:

Entrance Porch

Door to the front.

Entrance Hall

Stairs leading to the first floor landing with under-stairs storage cupboard. Radiator.

Lounge

Double-glazed bay window to the front. Fireplace. Radiator.

Dining Room

Fireplace. Radiator. Door opening to conservatory.

Conservatory

Of brick & uPVC construction. Double-glazed windows to the sides & rear. Radiator.

Kitchen

Fitted with wall & base units with work surfaces over, a stainless steel sink & drainer unit, a gas cooker & gas hob with stainless steel cooker hood over. There is also space for an under-counter fridge. Radiator. Double-glazed window to the side. Door opening to pantry cupboard with space for washing machine.

Cloakroom

Fitted with WC. Double-glazed window to the rear.

First Floor Landing

Stairs from the entrance hall.

Bedroom One

Double-glazed window to the front. Built-in cabinetry. Radiator.

Bedroom Two

Double-glazed window to the rear. Built-in cabinetry. Radiator.

Bedroom Three

Double-glazed window to the front. Radiator.

Bathroom

Fitted with wash hand basin & bath with shower attachment. Double-glazed window to the rear.

Separate W.C**Outside**

To the front of the property, a gravelled driveway provides off-road parking & leads to the garage, whilst the front garden is predominantly laid to lawn, alongside a variety of plants & hedging. To the rear, the garden has been excellently maintained. Offering a large vegetable patch/allotment area, greenhouse, lawned space & various plants & shrubs, it offers a lovely space in which to enjoy the outdoors.

Agent's Note

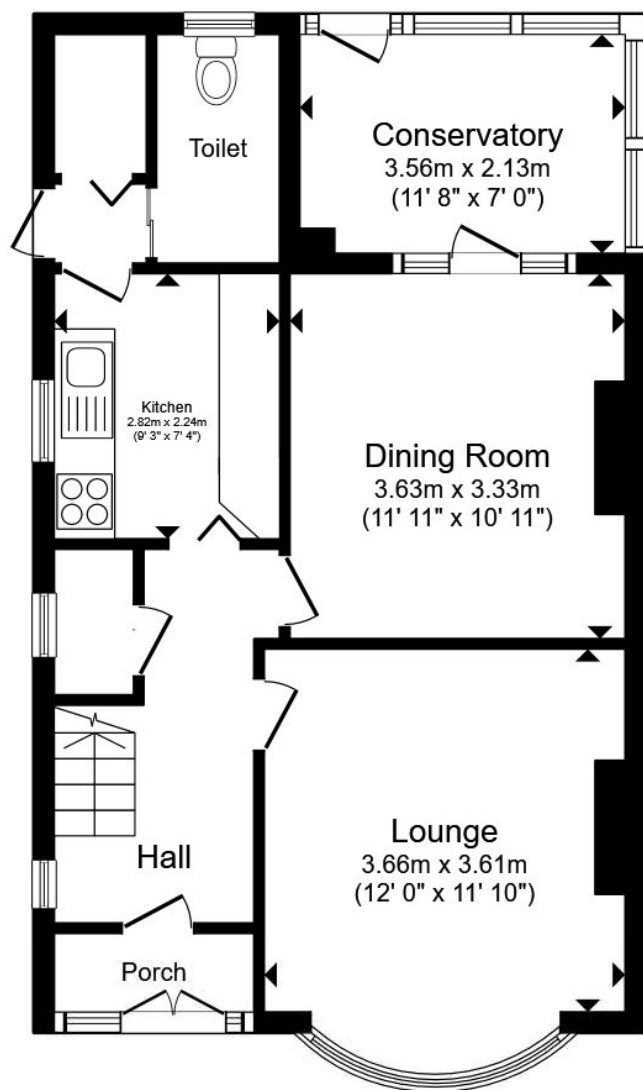
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

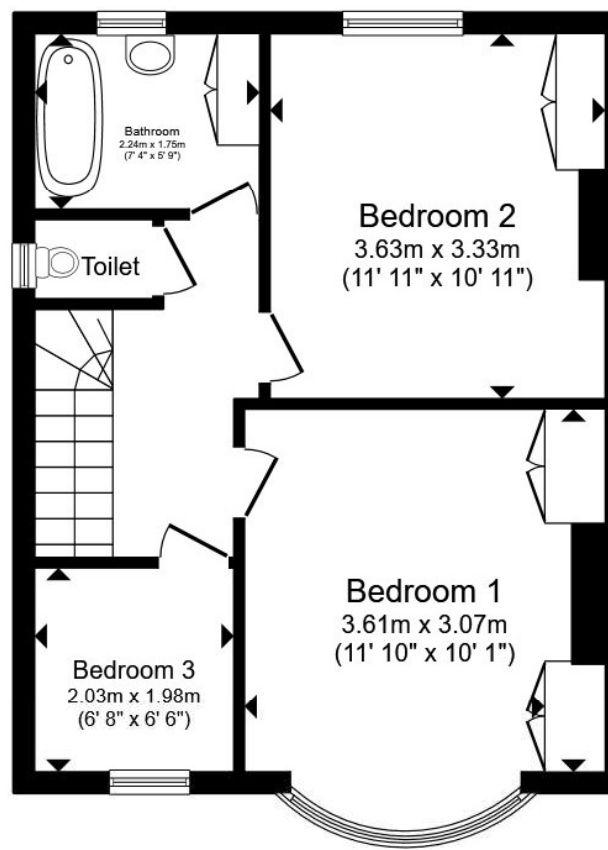


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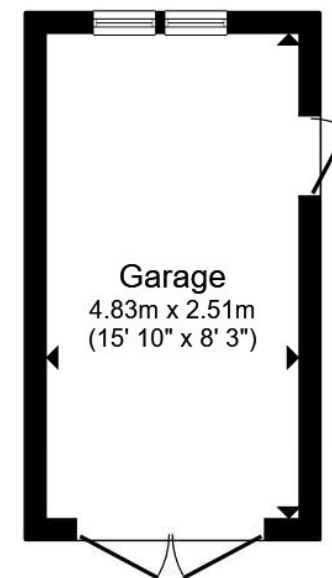




Ground Floor



First Floor



Garage

Total floor area 103.9 m² (1,118 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

welcome to

St. Peters Road, West Lynn, KING'S LYNN

- Three bedroom detached family home
- Popular village location of West Lynn
- Lounge, dining room + conservatory
- Generous plot
- Driveway parking + garage

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN120090 - 0002

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