

DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149. Continue along this road and at the roundabout take the 2nd exit signposted Dersingham, at the Co-Op store turn left onto Mountbatten Road where the property can be found on the right hand side easily identified by our For Sale Board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(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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73 Mountbatten Road Dersingham King's Lynn, Norfolk PE31 6YE

DETACHED THREE BEDROOM HOUSE IN POPULAR VILLAGE LOCATION

Dersingham

£300,000 Freehold

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ENTRANCE PORCH Window to front aspect and door leading into hallway.	4'10 x 4'4 (1.47m x 1.32m)
HALLWAY Laminate flooring, doors to all rooms including garage and stairs to first floor.	12'2 x 6'7 (3.71m x 2.01m)
CLOAKROOM Hand wash basin with a W.C, laminate flooring and a obscured window to the front aspect.	4'03 x 2'11 (1.30m x 0.89m)
LOUNGE Fitted carpet, bright room opening out into the dining area. Window to the front aspect and radiator.	12'0 x 12'7 (3.66m x 3.84m)
DINING AREA Fitted carpet, French doors leading to rear garden. Radiator.	9'2 x 8'7 (2.79m x 2.62m)
KITCHEN Range of base, wall and drawer units with worktop over. Stainless steel sink with mixer tap over, tiled splashback, space for freestanding cooker, plumbing and space for a washing machine, door to the side aspect and a window to the rear aspect. Door leading into dining area. Ceramic tiled floor.	9'10 x 9'5 (3.00m x 2.87m)
LANDING Fitted carpet, built in airing cupboard with Gas condensing combi-boiler, loft access and window to side aspect.	
BEDROOM ONE Fitted carpet, window to the rear and radiator.	10'8 x 10'6 (3.25m x 3.20m)
BEDROOM TWO Fitted carpet, window to front aspect and radiator.	10'9 x 8'9 (3.28m x 2.67m)
BEDROOM THREE Fitted carpet, window to front and radiator.	9'7 x 7'0 (2.92m x 2.13m)
BATHROOM Three piece suite comprising of a pedestal hand wash basin, W.C, and a bath with central taps and thermostatic shower over. Vinyl flooring, radiator and a obscured window to the rear aspect.	7'11 x 5'11 (2.41m x 1.80m)
GARAGE Up and over door to the front with light and power, personal door with window to the rear aspect.	17'5 x 8'7 (5.31m x 2.62m)

FRONT GARDEN
Driveway to the front of the property providing parking for multiple vehicles and access to garage. The garden is laid to lawn with plants and shrubs.

REAR GARDEN
Mainly laid to lawn with patio area and shrub borders with a useful wooden shed.

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Nestled in the charming village of Dersingham, King's Lynn, this delightful detached house on Mountbatten Road offers a bright and conveniently located family home perfect for modern living. With three well-proportioned bedrooms, this property provides ample space for families or those seeking extra room for guests or a home office. The heart of the home is the inviting reception room, which flows seamlessly into a dining area that grants access to the lovely garden. This feature is ideal for entertaining or enjoying family meals while overlooking the outdoor space. The property boasts both front and rear gardens, providing a wonderful opportunity for outdoor activities, gardening, or simply relaxing in the fresh air. The village location enhances the appeal of this home, offering a sense of community while still being conveniently close to local amenities. Whether you are looking to enjoy peaceful village life or seeking a family-friendly environment, this property is sure to meet your needs. In summary, this detached house on Mountbatten Road is a fantastic opportunity for anyone looking to settle in a picturesque village setting, combining comfort, space, and a welcoming atmosphere. Don't miss the chance to make this lovely home your own.



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 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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