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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 1st exit, A149 towards Hunstanton, next roundabout take the 1st exit A149, then take the next left onto Lamsey Lane 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		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	29	
(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.



23 Lamsey Lane Heacham King's Lynn Norfolk PE31 7LA

THREE BEDROOM DETACHED COTTAGE WITH TWO GARAGES, SEPARATE OUTHOUSE AND AMPLE PARKING. NEED OF REFURBISHMENT

Heacham

£375,000 Freehold

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ENTRANCE PORCH Window to side aspect. Door to front.	7'2 x 2'10 (2.18m x 0.86m)
HALLWAY Door to porch.	4'4 x 3'5 (1.32m x 1.04m)
SITTING ROOM Laminate flooring. Feature fireplace. Understairs cupboard. Windows to side and front aspects.	15'4 x 13'1 (4.67m x 3.99m)
LOUNGE Fitted carpet. Radiator. Understairs cupboard. Shelved. Windows to front and side aspects with lovely garden views.	14'10 x 13'0 (4.52m x 3.96m)
KITCHEN Range of wall, base and drawer units with worktops over. Integrated eye level double oven and electric hob. Boiler. Vinyl flooring. Windows to side and rear aspects.	11'10 x 11'8 (3.61m x 3.56m)
PANTRY Shelved. Window to side aspect.	5'0 x 3'0 (1.52m x 0.91m)
INNER HALLWAY Airing cupboard.	16'2 x 3'10 (4.93m x 1.17m)
CONSERVATORY Direct access to outhouse and outside w.c.	31'9 x 7'5 (9.68m x 2.26m)
DOWNSTAIRS BATHROOM Three piece suite comprising bath, wash hand basin and w.c. Vinyl flooring. Storage cupboard. Window to rear aspect.	8'0 x 7'3 (2.44m x 2.21m)
BEDROOM 3 (GROUND FLOOR) Laminate flooring. Built-in wardrobe. Dual aspect windows.	12'0 x 9'2 (3.66m x 2.79m)
LANDING	
BEDROOM 1 Storage cupboard. Window to front and side aspects overlooking the gardens.	15'2 x 12'11 (4.62m x 3.94m)
BEDROOM 2 Fitted carpet. Radiator. Window to side front aspects overlooking the gardens.	15'1 x 9'7 (4.60m x 2.92m)
DETACHED GARAGE Brick built.	22'2 x 10'3 (6.76m x 3.12m)
FURTHER GARAGE	
OUTHOUSE (Old Stables)	15'2 x 10'4 (4.62m x 3.15m)
WRAP AROUND STYLE GARDEN Mainly laid to lawn with a variety of mature trees and shrubs.	12'10 x 12'9 (3.91m x 3.89m)

We are delighted to offer this pretty three bedroom detached cottage with ample parking. This quaint cottage is in need of refurbishment and located in the delightful village of Heacham. The property benefits from oil fired central heating and mostly uPVC double glazing. The accommodation is arranged over two floors comprising entrance porch, hallway, sitting room, lounge, kitchen, pantry, inner hallway, conservatory, bedroom three and bathroom on the ground floor with two bedrooms on the first floor. There is a wrap around style garden mainly laid to lawn with a variety of mature trees and shrubs offering complete privacy. Brick built garage. Outhouse (formerly stables). Further garage. Viewing is essential to appreciate how much this unique property has to offer.





