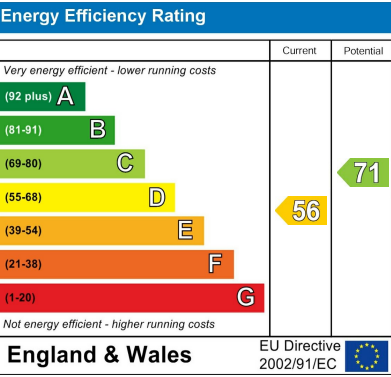


DIRECTIONS

From Kings Lynn travel west along the A17 towards Sleaford and at the African Violet Centre turn right onto Station Road. Continue along to the T-Junction and turn left onto Sutton Road, right onto Popes Lane then left onto Eastgate Lane, then left onto Premier Mills where the property can be found on the right hand side easily identified by our For Sale board.



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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5, Premier Mills Eastgate Lane Terrington St. Clement King's Lynn PE34 4DU

SPACIOUS THREE BEDROOM DETACHED BUNGALOW WITH GARAGE AND DRIVEWAY PARKING

King's Lynn

£335,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL Luxury vinyl tile flooring. Single radiator. Doors leading to all rooms.	17'6 x 3'5 (5.33m x 1.04m)
KITCHEN Range of wall mounted, drawer and base units with worktop over. Space for oven. Space and plumbing for dishwasher and washing machine. Space for under counter fridge/freezer. One and half bowl sink with mixer tap over and drainer. Vinyl flooring. Half height textured tiling. Window to front aspect. Door to side. Single radiator.	13'0 x 9'8 (3.96m x 2.95m)
LOUNGE Fitted carpet. Feature brick and tiled fireplace with electric fire. Sliding doors leading to conservatory. Single radiator and a double radiator.	18'11 x 15'2 (5.77m x 4.62m)
CONSERVATORY Vinyl flooring. Triple aspect views to rear garden. French doors to rear garden. Lighting with fan and power supply.	14'0 x 10'0 (4.27m x 3.05m)
BEDROOM ONE Fitted carpet. Single radiator. Window to rear aspect. Leading to ensuite.	15'3 x 9'9 max (4.65m x 2.97m max)
ENSUITE Three piece suite comprising of corner shower enclosure with electric shower unit. Wall mounted corner sink and a W.C. Heated towel rail. Obscured window to side aspect. Light with extractor fan. Tiled flooring. Bottom half blue bricks tiles, top half white brick tiles.	6'2 x 3'10 (1.88m x 1.17m)
BEDROOM TWO Fitted carpet. Single radiator. Window to side aspect.	11'1 x 11'4 (3.38m x 3.45m)
BEDROOM THREE Fitted carpet. Single radiator. Window with front facing views.	12'2 x 11'5 (3.71m x 3.48m)
SHOWER ROOM Three piece suite comprising of a W.C, pedestal hand wash basin with separate hot and cold tap over and a shower enclosure with electric shower. Obscured window to side aspect. Mix of Half height and full height tiling. Vinyl flooring. Double radiator. Airing cupboard.	7'3 x 5'8 (2.21m x 1.73m)
REAR OF PROPERTY Low maintenance mainly laid to patio. Fully enclosed with front and side gates.	
FRONT OF PROPERTY Gravel driveway, lawn and borders..	
GARAGE Electric door, personnel door to side, light and power.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	

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Nestled in the charming village of Terrington St. Clement, this delightful detached bungalow on Premier Mills, Eastgate Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master bedroom with an ensuite, this property is ideal for families or those seeking a peaceful retreat. The kitchen is a highlight, providing ample room for culinary creativity and family gatherings. The inviting lounge, complete with a traditional brick fireplace, creates a warm and welcoming atmosphere, perfect for relaxing evenings. Additionally, the conservatory overlooks a low-maintenance garden, allowing you to enjoy the outdoors without the hassle of extensive upkeep. This bungalow is situated in a sought-after area, known for its friendly community and proximity to local amenities. Whether you are looking to downsize or seeking a family home, this property offers a wonderful opportunity to enjoy a tranquil lifestyle in a picturesque setting. Don't miss the chance to make this charming bungalow your new home.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, walls, floors and any other items are approximate and no responsibility is taken for any misinterpretation or misstatement. This plan is for illustrative purposes only and should be used as such for any planning purposes. The views represent the appearance from the day and night views and the garden. Made with Metreplan (2022) 100% print.



