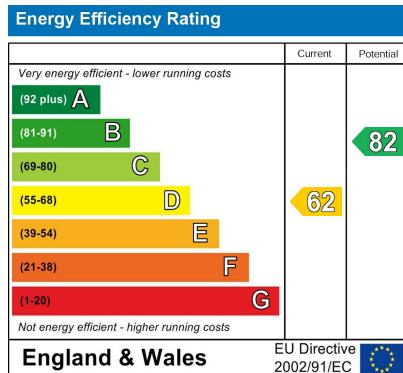


DIRECTIONS

Sat Nav : PE30 3BP



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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.

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"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.

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168 Loke Road King's Lynn Norfolk PE30 2BP

SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY PARKING AND A GARAGE

King's Lynn

Freehold

Offers in the region of
£225,000

01553 69282
sales@brittons.net





ENTRANCE HALL

Fitted carpet. Single radiator. Leading to living room and kitchen. Stairs to first floor with fitted carpet and wooden handrail. Under stairs storage cupboard.

KITCHEN

Range of wall, base and drawer units with worktop over. Integrated oven. Integrated gas hob with extractor hood over. Breakfast bar. One and a half bowl sink with drainer and mixer tap over. Window to side aspect. Leading to rear lobby and utility. Vinyl flooring.

UTILITY

Tile flooring. Window to rear aspect. Space and plumbing for washing machine. Boiler.

REAR LOBBY

Patterned tiled flooring. Storage heater. Window to side aspect. Door to garden. Large storage cupboard. Leading to cloakroom.

CLOAKROOM

Integrated hand wash basin with gold finished mixer tap over and vanity unit under, concealed closet W.C. Laminate wood effect flooring. Obscured window to rear aspect.

OPEN PLAN LIVING DINER

Open plan layout, fitted carpet. Two double radiators. Door to rear aspect. Bay window to front. Decorative wooden fireplace with tiled effect backing and electric fire.

LANDING

Fitted carpet. Single radiator. Loft access. Airing cupboard.

BEDROOM ONE

Large space. Fitted carpet. Large full width built in wardrobe. Bay window to front aspect. Double radiator.

BEDROOM TWO

Fitted carpet. Double radiator. Window to rear aspect.

BEDROOM THREE

Fitted carpet. Window to rear aspect.

BATHROOM

Three piece suite with hand wash basin with mixer tap over and vanity unit under. W.C. Fitted bath with mixer tap and the thermostatic shower over. Obscured window to side aspect. Vinyl flooring. Heated towel rail. Full height surround tiling.

FRONT OF PROPERTY

Generous driveway with space for multiple vehicles. Gate to side to access rear garden.

REAR GARDEN

Low maintenance patio area, enclosed by brick walls.

SINGLE GARAGE

Up and over door.

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16'1 x 9'10 (4.90m x 3.00m)

24'7 x 22'0 (7.49m x 6.71m)

16'5 x 15'3 (5.00m x 4.65m)

11'10 x 9'6 (3.61m x 2.90m)

9'10 x 8'3 (3.00m x 2.51m)

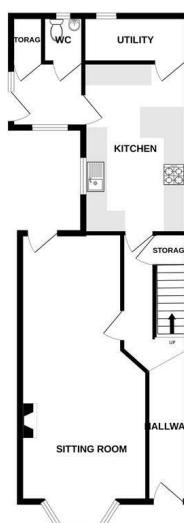
Situated on Loke Road in the charming town of King's Lynn, this delightful semi-detached house, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. As you enter, you are welcomed by a spacious open-plan living and dining area, featuring a lovely bay window that floods the room with natural light. This inviting space is perfect for both entertaining guests and enjoying quiet evenings at home. Adjacent to the living area, you will find a fully equipped kitchen that boasts a utility area, providing practicality and convenience for everyday living. The large master bedroom is a standout feature, complete with built-in wardrobes that offer ample storage. The additional bedrooms are also generously sized, ensuring comfort for all family members or guests. Outside, the property benefits from a low-maintenance, secure garden, ideal for enjoying the outdoors without the hassle of extensive upkeep. The property has parking for multiple vehicles, making it easy for you and your visitors (please note no drop kerb). This home is not only a wonderful place to live but also offers a fantastic opportunity to enjoy the vibrant community of King's Lynn. With its blend of historical charm and modern amenities, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

GROUND FLOOR

696 sq ft. (64.7 sq m) approx.

1ST FLOOR

580 sq ft. (53.9 sq m) approx.



TOTAL FLOOR AREA: 1277 sq ft. (118.6 sq m) approx.
While every attempt has been made to insure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are not guaranteed to be accurate. Any dimensions shown are approximate and no dimensions, areas or ratios are guaranteed. The plan is for descriptive purposes only and should be used as such for any proposed purchase. The plan is not to scale and is not a building plan. It is the responsibility of the purchaser to have the plan checked by a surveyor and to have the property measured by a surveyor.



