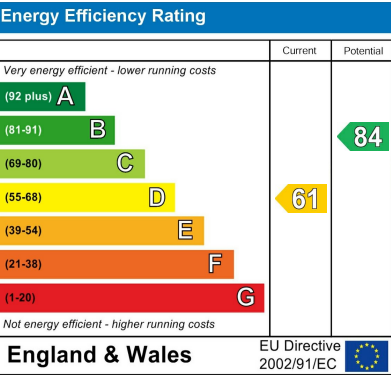


DIRECTIONS

Sat Nav : PE32 1BD



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.*



**brittons**  
estate agents

[www.brittons.net](http://www.brittons.net)



21 Massingham Road Grimston King's Lynn Norfolk PE32 1BD

**BEAUTIFULLY PRESENTED THREE BEDROOM MID TERRACED COTTAGE WITH PARKING**

**King's Lynn**

**£275,000 Freehold**

**01553 692828**  
**sales@brittons.net**







|                                                                                                                                                                                                                      |                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>HALLWAY</b><br>Fitted carpet, stairs to first floor, radiator.                                                                                                                                                    | 15'10 x 6'9 max (4.83m x 2.06m max ) |
| <b>CLOAKROOM</b><br>Comprising of hand wash basin, W.C, extractor fan, heated towel rail and vinyl flooring.                                                                                                         | 6'0 x 2'10 (1.83m x 0.86m )          |
| <b>LOUNGE</b><br>Fitted carpet, window to front aspect, fireplace with wood burner, electric radiator, French doors into kitchen.                                                                                    | 16'0 x 10'9 (4.88m x 3.28m)          |
| <b>KITCHEN/DINER</b><br>Range of wall, base and drawer units, with worktop over. Integrated hob and oven, space for washing machine and dishwasher, window to rear aspect, French doors to rear garden, tiled floor. | 18'0 x 11'0 (5.49m x 3.35m)          |
| <b>LANDING</b><br>Fitted carpet, loft access, airing cupboard.                                                                                                                                                       |                                      |
| <b>BATHROOM</b><br>Three piece suite comprising of hand wash basin, W.C, bath with thermostatic shower over. Window to front aspect, heated towel rail, vinyl flooring.                                              | 6'4 x 6'0 (1.93m x 1.83m )           |
| <b>BEDROOM ONE</b><br>Fitted carpet, window to front aspect, electric radiator.                                                                                                                                      | 13'1 x 11'4 (3.99m x 3.45m)          |
| <b>ENSUITE</b><br>Comprising of a Shower, W.C, hand basin, heated towel rail, extractor fan, vinyl flooring.                                                                                                         | 9'0 max x 3'11 (2.74m max x 1.19m )  |
| <b>BEDROOM TWO</b><br>Fitted carpet, window to rear aspect, electric radiator.                                                                                                                                       | 11'4 x 11'2 (3.45m x 3.40m)          |
| <b>BEDROOM THREE</b><br>Fitted carpet, window to rear aspect, electric radiator.                                                                                                                                     | 8'8 x 8'0 (2.64m x 2.44m )           |

**FRONT GARDEN**  
Wooden picket fence, decorative gravel, shrubs.

**REAR GARDEN**  
Enclosed rear garden, patio area, decorative gravel, timber shed.

**IMPORTANT INFORMATION**  
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

**\*NO UPWARD CHAIN\***  
Nestled on Massingham Road in the charming village of Grimston, Norfolk, this delightful mid-terrace cottage offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a master bedroom complete with an ensuite bathroom, this property is ideal for families or those seeking extra space. Upon entering, you are welcomed into a spacious lounge that features a cosy wood burner, perfect for those chilly evenings. The heart of the home is undoubtedly the expansive kitchen diner, which is flooded with natural light, creating a warm and inviting atmosphere for both cooking and entertaining. The downstairs cloakroom adds to the convenience of this well-designed layout. Outside, the low maintenance rear garden provides a tranquil space for relaxation or outdoor gatherings, making it an excellent extension of the living area. Additionally, the property boasts parking for up to two vehicles, a rare find in this area, ensuring that you and your guests will never be short of space. This home is not only practical but also situated in a peaceful location, offering a sense of community while remaining close to local amenities. With its thoughtful design and desirable features, this property is a wonderful opportunity for anyone looking to settle in a lovely part of Norfolk. Don't miss the chance to make this charming cottage your new home.









