



NEWSON & BUCK
ESTATE AGENTS



5. Paradise Lane, King's Lynn PE30 1FA

£200,000

Newson & Buck are delighted to offer this newly converted two bedroom cottage ideal for both first time buyers and buy-to-let investors, set within a bespoke Town Centre development, situated on Paradise Lane. The accommodation comprises entrance hallway, ground floor w/c, living room, kitchen diner, two double bedrooms and a shower room. The property further benefits from electric heating, double glazing and a communal courtyard.

A full range of amenities can be found within walking distance, including King's Lynn rail station with direct links into Cambridge and London King's Cross.

Development

Welcome to this newly restored development situated on Paradise Lane in King's Lynn Town Centre. This beautiful development consists of five dwellings which have been tastefully refurbished to a high specification. The five properties share a secured entrance gate which leads into a communal courtyard.

Entrance Hall

Composite entrance door to front, storage cupboard, radiator and fitted carpet.

W/C

4' 11" x 4' 3" (1.50m x 1.30m) W/c and basin combination unit, radiator and vinyl flooring.

Living Room

11' 3" x 12' 1" (3.43m x 3.68m) Double glazed window to front, radiator and fitted carpet.

Kitchen Diner

11' 2" x 10' 2" (3.40m x 3.10m) Double glazed window to front, fitted kitchen with integrated oven and hob with extractor above, sink unit with mixer tap, space for washing machine and fridge freezer, radiator and vinyl flooring.

Landing

Double glazed window to front, radiator and fitted carpet.

Bedroom One

11' 2" x 10' 0" (3.40m x 3.05m) Double glazed window to front, radiator and fitted carpet.

Bedroom Two

11' 3" x 9' 11" (3.43m x 3.02m) Double glazed window to front, radiator and fitted carpet.

Shower Room

7' 3" x 6' 7" (2.21m x 2.01m) Shower enclosure with electric shower, w/c, vanity unit wash hand basin, towel radiator and vinyl flooring.

Communal Area

The property is found via gated access from Paradise Lane. A communal courtyard is located to the front of the property.

EPC Rating: C

Council Tax Band: Awaiting

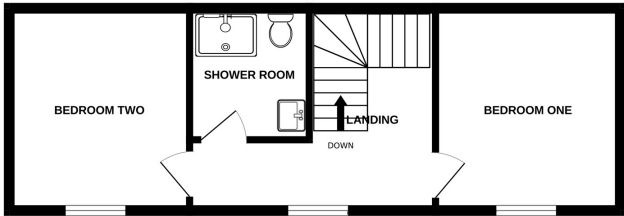
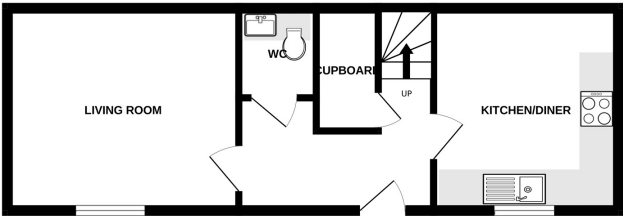
Agent Note

Some photography has been virtually staged.



GROUND FLOOR

1ST FLOOR



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 error, 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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