



THE
PINES



NEWSON & BUCK
ESTATE AGENTS

204 The Pines
Vong Lane
Grimston
King's Lynn
Norfolk
PE32 1GJ

£549,995

Newson & Buck are delighted to present The Pines, a traditional built and extended five-bedroom detached home, attractively finished and located in the sought-after village of Grimston, just 7 miles from King's Lynn. This beautifully presented property offers well-proportioned accommodation comprising an entrance hall/dining area, comfortable sitting room, kitchen/breakfast room, bedroom five (currently utilised as a study), utility room, and cloakroom. A staircase leads to the first-floor landing, where you will find four bedrooms including a master with en suite facilities, plus a family bathroom. The home benefits from double glazing and an oil-fired central heating system. Outside, a gravelled driveway provides ample off-road parking and leads to an attached single garage. The well-maintained gardens to the front and rear include a part-walled and fenced boundary, ensuring a good degree of privacy. Grimston is a vibrant village with a shop and post office, doctor's surgery, school, and regular bus service to King's Lynn. The larger market town of King's Lynn offers an extensive range of shopping/leisure facilities, as well as a mainline rail link to Cambridge and London King's Cross.

- Five Bedroom Detached Home
- Detached
- Garage & Ample Off Road Parking
- En - Suite To Master
- Close to Amenities & Local Doctors
- Field views to the front
- Stunning Kitchen/Breakfast Room
- Utility Room with W/C
- Dining Room



Entrance Hall/Dining Room

12' 05" x 12' 01" (3.78m x 3.68m) Entrance door, window to front aspect, wood flooring, radiator, stairs to first floor

Lounge

22' 11" x 12' 11" (6.99m x 3.94m) Wood flooring, multi fuel log burner with surround, window to front aspect, radiator, patio doors leading to rear garden

Kitchen/Breakfast Room

22' 02" max x 13' 02" max (6.76m x 4.01m) Tiled flooring, range of base and wall cabinets with soft closing feature, worktops, 1 and 1/2 bowl steel sink with mixer tap over, built in twin over with induction hob and extractor over, radiator, breakfast bar, windows to side and rear with door leading to rear garden

Utility

6' 06" x 4' 11" (1.98m x 1.50m) Tiled flooring, range of base cabinets with inset sink with mixer tap, integrated fridge/freezer, space for washing machine, pantry units

Downstairs W/C

2' 04" x 6' 09" (0.71m x 2.06m) Tiled flooring, low level flush w/c, hand basin

Landing

Carpeted, storage cupboard, loft access

Master Bedroom

12' 03" x 11' 11" (3.73m x 3.63m) Carpeted, radiator, window to front aspect, built in wardrobe

En-Suite

2' 10" x 9' 02" (0.86m x 2.79m) Vinyl flooring, window to side aspect, low level flush w/c, vanity unit with inset sink and mixer tap over, shower cubicle with shower over, towel radiator

Bedroom Two

11' 09" x 9' 02" (3.58m x 2.79m) Window to front aspect, carpeted, radiator, built in wardrobes

Bedroom Three

9' 02" x 8' 06" (2.79m x 2.59m) Carpeted, radiator, window to rear aspect, built in wardrobes

Bedroom Four

10' 10" x 6' 04" (3.30m x 1.93m) Carpeted, radiator, built in wardrobes, radiator, window to rear aspect

Family Bathroom

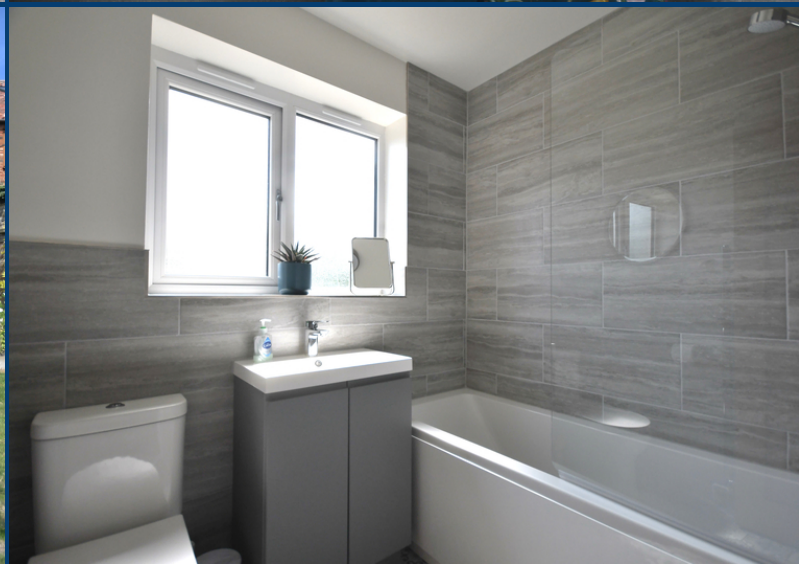
6' 10" x 5' 06" (2.08m x 1.68m) Vinyl flooring, panelled bath with thermostatic shower over, tiled walls, low level flush w/c, vanity unit with inset sink with mixer tap over, window to rear aspect

External

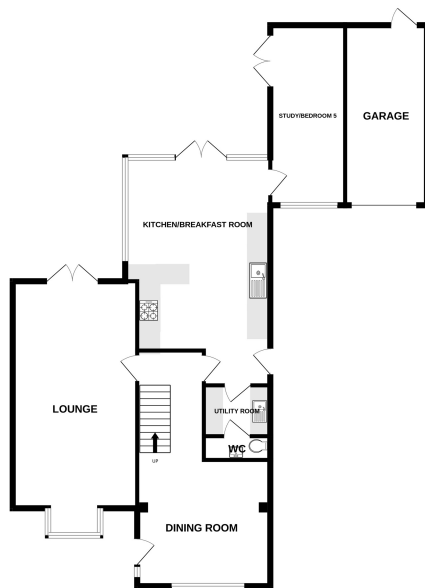
The property is approached via a gravelled driveway, providing ample off-road parking and leading to an attached single garage. The private rear garden offers multiple spaces to enjoy the outdoors, including a patio area accessed from the lounge, ideal for entertaining, and a breakfast spot perfect for morning coffee. Raised flower beds add character and charm, with the potential to create a home allotment for those with a passion for gardening or home-grown produce. The garden's combination of privacy, versatility, and mature features makes it a truly inviting outdoor space.

Council Tax - D

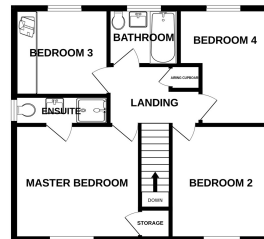
EPC - D



GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1657 sq.ft. (154.0 sq.m.) approx.

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.
Made with Neogre ©2025



18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: kingslynn@millsopps.com www.millsopps.com