





# Pingles

## Shouldham, King's Lynn, PE33 0DA

This mature detached bungalow has been extended and offers extensive accommodation spanning 2850 square feet ideal for buyers looking for that extra space of multi generational living. Sited behind a wall on a superb south facing private plot which extends to approximately an 0.75 acre (STMS) and backs onto farmland offering lovely rural views. Inside there are spacious and flexible rooms including an entrance hall, living room with wood burning stove, kitchen/breakfast room and dining room with double doors to the garden. There is a further reception room which is currently used as a gym which opens onto the garden room with further doors into the garden. There is a utility room, cloakroom and three double bedrooms to the rear with a bathroom and shower room. An annexe area has a further two bedrooms, kitchen, wet room and sitting room. The property has gated access from Norwich Road with a tree lined driveway which provides parking space for numerous vehicles. There is plenty of garden space to either side of the bungalow and to the rear is a generous garden with a patio area and new post and rail fencing.



Stable Door Leading To:

### Entrance Hall

5' 5" x 12' 11" (1.65m x 3.94m) Double glazed window to front. Radiator. Parquet floor. Sliding door to cloak cupboard. Opening to inner hall. Doors to living room and kitchen.

### Kitchen

15' 0" x 15' 0" (4.57m x 4.57m) Double glazed window to front. Range of units at base level incorporating a one and a half bowl sink and drainer with mixer tap. Central island breakfast bar. Space for range oven. Extractor hood. Space for dishwasher. Laminate floor. Radiator. Space for fridge freezer. Door to walk in pantry.

Pantry: Double glazed window to front. Shelving. Laminate flooring.

Opening to Dining Room

### Dining Room

11' 11" x 25' 11" (3.63m x 7.90m) UPVC double glazed door and window to front. Two UPVC double glazed window to side. Double UPVC double glazed doors to rear. Two radiators. Television point. Loft access. Laminate floor.

### Living Room

19' 0" x 18' 1" (5.79m x 5.51m) UPVC double glazed window to rear. Multi fuel burning stove to fireplace. Radiator. Tiled floor. Glazed door to garden room. Television point. Two wall lights.

### Inner Hall

23' 3" x 2' 11" (7.09m x 0.89m) Parquet floor. Heating timer. Built in cupboard. Cloak lobby. Laminate floor. Door to cloakroom.

### Cloak Lobby

5' 4" x 4' 5" (1.63m x 1.35m) Laminate floor. Door to cloakroom.

### Cloakroom

UPVC double glazed window to front. WC. Wash hand basin within vanity unit. Laminate floor. Radiator.

### Reception Room/Gym

13' 6" x 13' 0" (4.11m x 3.96m) Radiator Laminate floor. Telephone point. Recess storage area. Opening to garden room

### Garden Room

15' 7" x 17' 4" (4.75m x 5.28m) Max. Five UPVC double glazed windows. Double UPVC doors to garden. Vaulted ceiling. Tiled floor.

### Bathroom/Shower Room

6' 5" x 8' 8" (1.96m x 2.64m) UPVC double glazed window to front. Bath with mixer shower taps. Tiled shower cubicle. Wash hand basin. Heated towel rail. pot lights. Tiled floor. Extractor fan.

### Bedroom 1

13' 6" x 13' 0" (4.11m x 3.96m) UPVC double glazed window to rear. Built in wardrobe. Radiator.

### Cloakroom.

UPVC Double glazed window to front. WC. Wash hand basin. Tiled floor.

### Utility Room

7' 5" x 8' 10" (2.26m x 2.69m) UPVC double glazed window to front. Butler sink. Space for washing machine. Space for freezer. Hot water cylinder. Consumer unit. Tiled floor. Door to lobby. Door to front.

### Inner Hall

23' 3" x 2' 11" (7.09m x 0.89m) Radiator. Doors to bedrooms and shower room.

### Bedroom 2

9' 8" x 10' 9" (2.95m x 3.28m) UPVC double glazed window to rear. Radiator.

### Bedroom 3

8' 10" x 14' 5" (2.69m x 4.39m) UPVC double glazed window to rear. Radiator. TV point.

### Shower Room

5' 0" x 10' 9" (1.52m x 3.28m) UPVC double glazed window to rear. Double width shower cubicle with wet wall. WC. Wash hand basin within a vanity unit. Spot light. Extractor fan. Heated towel rail.

### Bedroom 4/Annexe

12' 10" x 9' 3" (3.91m x 2.82m) UPVC double glazed window to side. Radiator. Television point. Glazed door to sitting room. Door to inner lobby.

### Sitting Room

9' 10" x 14' 10" (3.00m x 4.52m) UPVC double glazed window to rear overlooking the garden. Door to front. Tiled floor.

### Inner Lobby

9' 1" x 6' 4" (2.77m x 1.93m) Radiator. Loft access. Door to further bedroom and wet room. Glazed door to kitchen.

### Bedroom 5/Annexe

10' 1" x 9' 3" (3.07m x 2.82m) UPVC double glazed window panel to front. UPVC double glazed window to side. Radiator.

### Wet Room

6' 3" x 6' 9" (1.91m x 2.06m) Shower area. WC. Wash hand basin. Extractor fan. Radiator. Fully tiled walls.

### Annexe Kitchen

8' 11" x 5' 9" (2.72m x 1.75m) UPVC double glazed window panel to front. Range of base units with stainless steel sink and drainer. Space for washing machine. Space for fridge. Extractor fan.

### Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

