



NEWSON & BUCK

ESTATE AGENTS

1 Grovelands
Ingoldisthorpe
King's Lynn
Norfolk
PE31 6PG

£239,950

A very well looked after two bedroom semi-detached bungalow situated in the Village of Ingoldisthorpe. The accommodation comprises hall, w/c, lounge diner, kitchen, shower room, two bedrooms and an extended garden room. The property has electric warm air heating and benefits from double glazing, garage and off road parking.

- Semi- Detached Bungalow
- Two Bedrooms
- Extended
- Shower Room
- EPC Rating: Awaiting
- Garage

Ingoldisthorpe is a pretty Village situated within close proximity to the North Norfolk Coast and Sandringham Estate. The Village has many amenities in nearby Villages, including Snettisham and Hunstanton.



Entrance Hall

Double glazed door to front and fitted carpet.

W/C

Double glazed window to side, low flush w/c, wash hand basin and vinyl flooring.

Lounge Diner

20' 6" x 12' 7" (6.25m x 3.84m) Double glazed window to front, feature fire place and fitted carpet.

Kitchen

11' 11" x 7' 3" (3.63m x 2.21m) Double glazed door and window to side, fitted kitchen with stainless steel sink, space for cooker, washing machine and fridge freezer, and vinyl flooring.

Inner Hall

Cupboard housing warm air heating and loft hatch.

Shower Room

6' 4" x 5' 1" (1.93m x 1.55m) Double glazed window to side, shower enclosure, w/c, wash hand basin, electric towel radiator and vinyl flooring.

Bedroom One

13' 2" x 9' 8" (4.01m x 2.95m) Double glazed window to rear and fitted carpet.

Bedroom Two

8' 11" x 10' 4" (2.72m x 3.15m) Double glazed window to side and fitted carpet.

Garden Room

10' 1" x 10' 0" (3.07m x 3.05m) Double glazed sliding doors to rear, electric radiator and fitted carpet.

Council Tax: C

Garage

Up and over door to front, glazed window to rear and personal door to side.

Garden

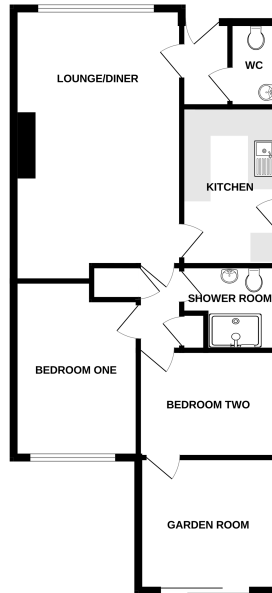
To the front of the property is a driveway creating parking for numerous vehicles leading to the garage. The front garden is mainly laid to lawn.

To the rear of the property is a low maintenance enclosed garden mainly laid to lawn with a rear patio area.

EPC Rating: Awaiting



GROUND FLOOR
757 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing information, measurements of floor, wall, window, roof and any other fixed or detachable and/or removable items are given, or taken or measured, in good faith and to the best of our knowledge and belief. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The location, extent and condition of any items are not guaranteed and no guarantee as to their condition or efficiency can be given.
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