



NEWSON & BUCK  
ESTATE AGENTS



## 47 Popes Lane, Terrington St Clement, King's Lynn, Norfolk PE34 4NT £269,995

A very well presented three bedroom semi-detached cottage which has undergone an extensive refurbishment, situated in the popular Village of Terrington St Clement. The accommodation comprises lounge / diner, kitchen, utility area, ground floor bathroom and three bedrooms to the first floor. The property further benefits from oil fired central heating, double glazing, off road parking for numerous vehicles and a large plot. A full range of amenities can be found in the Village with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.



6' 10" x 4' 10" (2.08m x 1.47m) Double glazed door to side, double glazed window to rear, space and plumbing for washing machine and tumble dryer, towel radiator and tiled flooring.

**Bathroom**

6' 10" x 7' 2" (2.08m x 2.18m) Double glazed window to rear, panel bath with mixer shower, w/c and sink combination, towel radiator and vinyl flooring.

**Lounge Diner**

13' 0" x 20' 1" (3.96m x 6.12m) Double glazed windows to front and side, stairs to first floor, wood burning stove and fitted carpet.

**Kitchen**

12' 3" x 12' 5" (3.73m x 3.78m) Double glazed window to side, fitted kitchen with integrated oven and hob, integrated dishwasher, radiator and tiled flooring.

**Landing**

Double glazed window to rear, radiator, access to loft and fitted carpet.

**Bedroom One**

11' 8" x 10' 11" (3.56m x 3.33m) Double glazed window to front, radiator and fitted carpet.

**Bedroom Two**

12' 8" x 9' 4" (3.86m x 2.84m) Double glazed window to front, radiator and fitted carpet.

**Bedroom Three**

7' 2" x 9' 3" (2.18m x 2.82m) L-Shape Room. Double glazed window to rear, radiator and fitted carpet.

**Garden**

To the front of the property is a shingled driveway which continues under the arch of the property creating parking for numerous vehicles.

To the rear of the property is the oil tank and oil fired boiler.

The property benefits from a mature rear garden.

**EPC Rating: E**

**Council Tax Band: B**



1ST FLOOR



While every attempt has been made to ensure the accuracy of the drawings contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.