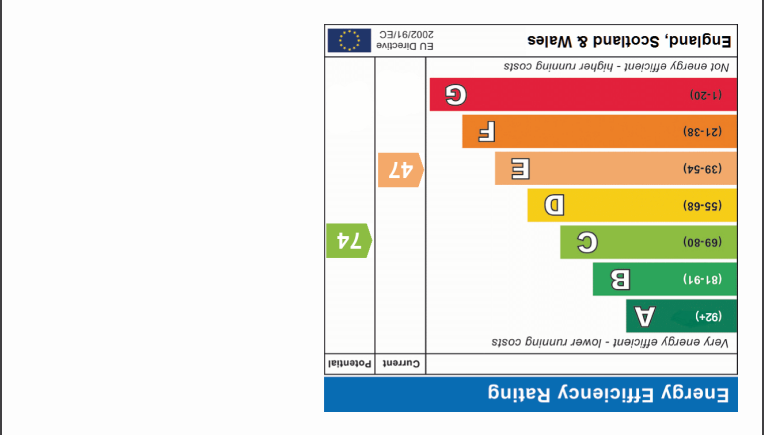


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Lower Barn

The Paddocks

Barton Bendish

£400,000

King & Partners

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# Lower Barn

Barton Bendish, King's Lynn, PE33 9GG

Set in a desirable rural location, Lower Barn is a beautifully appointed, link-detached bungalow offering stylish, single-storey living with no compromise on space. Inside, you'll find a generous living room with a cosy wood burner and elegant bi-folding doors opening directly onto the patio and garden – ideal for entertaining or simply relaxing while enjoying the scenery. The kitchen/breakfast room is a delight, featuring Bosch integrated appliances and plenty of room for family meals. Three spacious double bedrooms, including a master with en-suite, offer comfort and flexibility, complemented by a family bathroom and utility room. With a garage, carport, and oil central heating, every detail is designed for ease of living. And with no onward chain, your move to the countryside can begin without delay.



Double Glazed Composite Door To:

Entrance Porch

5' 11" x 7' 2" (1.80m x 2.18m) UPVC double glazed window. Tiled floor. Glazed door to inner hall.

Inner Hall

Door to built in cloak cupboard. Door to airing cupboard. Loft access.

Kitchen/Dining Room

16' 8" x 12' 1" (5.08m x 3.68m) Fitted with a range of wall and base units with oak worktops over incorporating a stainless steel sink and drainer with mixer tap. Built in Bosch electric oven, hob & extractor hood. Integrated Bosch dishwasher. Laminate flooring. Radiator. Spot lights. UPVC double glazed doors to patio. Door to Utility Room.

Utility Room

13' 4" x 6' 10" (4.06m x 2.08m) Fitted with wall and base units incorporating a stainless steel sink and drainer with mixer tap. Space for washing machine. Space for fridge freezer. Oil boiler. Laminate floor. Radiator. Double glazed door and window to garden. Spot lights.

Living Room

13' 10" x 30' 4" (4.22m x 9.25m) Wood burning stove within brick fireplace. Double glazed sliding patio doors. Three radiators. Spot lights. Double glazed bi-folding doors and full height windows to rear and overlooking paddocks. French doors to dining room.

Dining Room

11' 8" x 13' 2" (3.56m x 4.01m) Double glazed French doors to patio. Radiator. Glazed door to inner hall.

Bedroom 1

11' 6" x 12' 7" (3.51m x 3.84m) UPVC double glazed window to front. Radiator. Television point. Opening to dressing area. UPVC double glazed window to front. Radiator. Door to En-suite.

En-suite

7' 10" x 4' 6" (2.39m x 1.37m) Window. Tiled shower cubicle. Wash hand basin. W.C. Radiator.

Bedroom 2

15' 3" x 9' 7" (4.65m x 2.92m) UPVC double glazed window. Built-in wardrobes. Radiator.

Bedroom 3

11' 3" x 9' 5" (3.43m x 2.87m) UPVC double glazed window. Fitted wardrobe. Radiator.

Bathroom

7' 4" x 9' 6" (2.24m x 2.90m) UPVC double glazed window. Bathroom. Tiled shower cubicle. W.C. Wash hand basin. Radiator.

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.