



**14 Levers Close, King's Lynn**  
**Guide Price £239,950**

**BELTON DUFFEY**





# 14 LEVERS CLOSE, KING'S LYNN, NORFOLK, PE30 3UU

A 3 bedroom property with parking, garage and gardens, in a popular and convenient location.

## DESCRIPTION

A 3 bedroom property with parking, garage and gardens, in a popular and convenient location.

The property has recently had new composite front and rear doors, as well as new internal doors and briefly comprises: entrance porch, kitchen/diner and sitting room to the ground floor. On the first floor are 3 bedrooms and a shower room.

Outside, the property has parking, garage and gardens.

## SITUATION

Levers Close is situated on the popular 'Templemead' estate, on outskirts of King's Lynn. This is a popular residential area, being close to the town centre, various industrial estates, local shops, schools, regular bus service and social amenities.

The North Norfolk coast, an area of outstanding natural beauty, is to the north and the larger town of King's Lynn with its port and medieval centre is nearby. Cambridge and Norwich cities are also within motoring distance.

## ENTRANCE PORCH

1.68m x 1.08m (5' 6" x 3' 7") Window to front, electric radiator and new composite front entrance door.

## SITTING ROOM

4.52m x 4.27m (14' 10" x 14' 0") Twin aspect windows, electric radiator and stairs to first floor.

## KITCHEN

4.52m x 2.90m (14' 10" x 9' 6") Twin aspect windows, electric radiator, worktops with stainless steel sink unit and mixer tap, cupboards and drawers under, space for washing machine and fridge freezer, 4 ring gas hob with gas cooker under and extractor over, tiled splashbacks, matching wall units and composite double glazed door to rear garden.

## FIRST FLOOR LANDING

### BEDROOM 1

3.70m (12' 2") into cupboard x 3.01m (9' 10") max Window to front, built-in cupboard, electric radiator and loft access.

### BEDROOM 2

3.90m (12' 9") into cupboard x 3.00m (9' 10") max Window to rear and electric radiator.

### BEDROOM 3

2.38m x 1.96m (7' 10" x 6' 5") 2.38 Window to front, electric radiator and built-in airing cupboard housing the hot water cylinder with immersion.





## **SHOWER ROOM**

2.02m x 1.96m (6' 8" x 6' 5") Corner entry shower cubicle with iflo electric shower, frosted window to rear, low level WC, pedestal wash hand basin, tiled wall areas, heated chrome towel rail/radiator, extractor and wood effect flooring.

## **OUTSIDE**

The front of the property is shingled for easy maintenance with a paved pathway leading to the front entrance door and continues around to the garage.

## **GARAGE**

Up and over door.

The rear garden is laid to lawn with paved patio and pathways, flower and shrub borders, garden shed, outside tap and gated access to the front, being enclosed by fenced boundaries.

## **DIRECTIONS**

From the Town Centre travel along Gaywood Road bearing left at the Gaywood Clock. Proceed down here, passing the Tesco Filling Station on the left hand side and turn right into Reffley Lane. Continue along passing the parade of shops and Reffley School and at the end of the right, turn left onto Elsing Drive. Proceed a short way down and take the first left hand turning into Levers Close, where the property will be seen, towards the end, on the right, designated by our For Sale sign.

## **OTHER INFORMATION**

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX

Council Tax Band - A.

EPC - D.

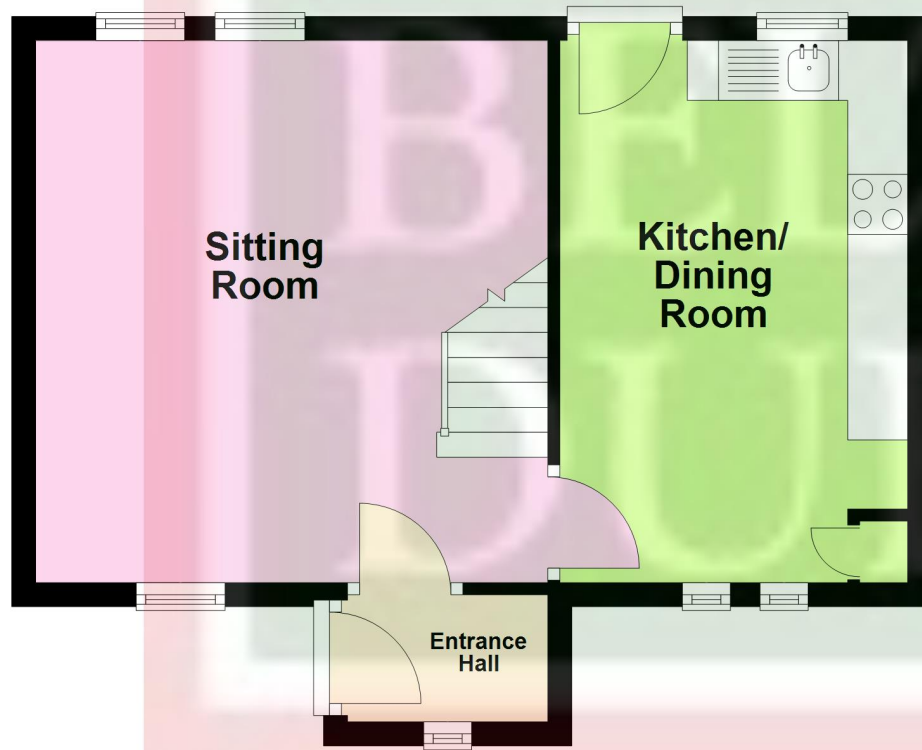
## **TENURE**

This property is for sale .

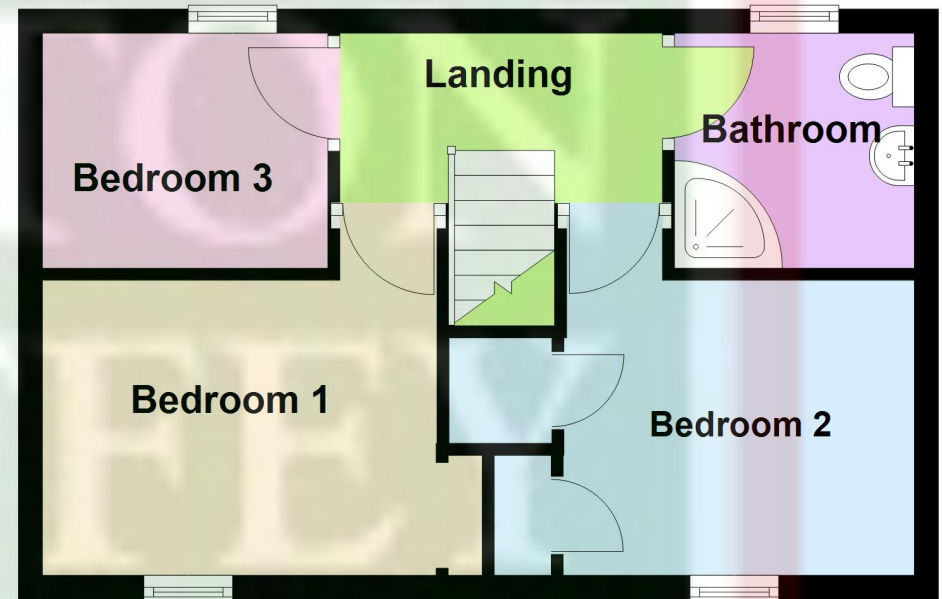
## **VIEWING**

Strictly by appointment with the agent.

**Ground Floor**



**First Floor**









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