



7 Thorpland Lane

Runcton Holme

King's Lynn, PE33 0AF

£260,000







# Thorpland Lane

Runcton Holme, King's Lynn, PE33 0AF

Welcome to this charming 3 bedroom semi-detached house located in the peaceful village of Runcton Holme. Step inside to discover a living/dining room that serves as the heart of the home. The feature fireplace with a log burning stove creates a cosy focal point, perfect for relaxing evenings or social gatherings. In addition there is a conservatory, offering a versatile space that can be used as a sunroom, playroom, or additional seating area. Another lovely feature is the Study/Snug providing a lovely space for anyone wishing to work from home or just providing a space for reading or time to relax. On the upper floor are 3 well appointed bedrooms and a family bathroom with both a shower and bath. Outside, the property boasts a generous garden perfect for outdoor living and entertaining. Whether you enjoy gardening, al fresco dining, or simply unwinding in a tranquil outdoor space, this garden offers a lovely backdrop for family life. This property is perfectly suited for families or those seeking a comfortable and versatile home and should be viewed to appreciate its full potential.



Part Glazed UPVC Double Glazed Door To:

Living/Dining Room

12' 3" x 19' 10" (3.73m x 6.05m) Two UPVC double glazed windows. Log burning stove within brick surround. Radiator.

Study/Snug

9' 2" x 6' 9" (2.79m x 2.06m) UPVC double glazed window. Double storage cupboard.

Kitchen

9' 1" x 14' 7" (2.77m x 4.45m) UPVC part glazed door to side and window. Fitted with a range of wall and base units with worktop over incorporating a sink and drainer with mixer tap. Gas cooker with extractor fan. Space for dishwasher, fridge freezer and washing machine. Staircase to first floor.

Cloakroom

2' 4" x 5' 8" (0.71m x 1.73m) W.C. Wash hand basin within vanity unit.

Conservatory

13' 3" x 10' 8" (4.04m x 3.25m) Max. Brick and UPVC construction. Double patio doors to garden. Radiator.

Landing

2' 6" x 20' 6" (0.76m x 6.25m) Loft access.

Bedroom 1

11' 8" x 10' 8" (3.56m x 3.25m) UPVC double glazed window. Radiator.

Bedroom 2

8' 8" x 10' 9" (2.64m x 3.28m) UPVC double glazed window. Radiator. Storage cupboard.

Bedroom 3

9' 0" x 10' 9" (2.74m x 3.28m) UPVC double glazed window. Radiator.

Bathroom

9' 4" x 8' 2" (2.84m x 2.49m) UPVC double glazed window. Panelled bath. Shower cubicle. Wash hand basin and W.C. within vanity unit. Spotlights. Heated towel rail. Radiator.

Garden

Generous garden. Raised vegetable beds. Mature plants. Patio area. Storage shed.

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.