



41 Hawthorns, King's Lynn, Norfolk PE30 4SU

£179,950

Millsopps are delighted to bring to the market this well presented three bedroom standard construction mid-terrace house in King's Lynn. Downstairs the property provides a welcoming hallway, lounge, dining area and kitchen, as well as the conservatory on the rear of the property. Upstairs, you'll find three bedrooms and a bathroom. The property further benefits from uPVC double glazing and Electric heating. A full range of amenities can be found nearby with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

Entrance Hall

3.84m x 1.90m (12' 7" x 6' 3") Wood effect flooring, UPVC door to outside, Dimplex electric heater, stairs to first floor. Storage cupboard: 0.82m x 0.76m.

Living Room

3.52m x 2.75m (11' 7" x 9' 0") Wood effect flooring, UPVC window to front, Dimplex heater and opening into

Dining Room

2.71m x 2.60m (8' 11" x 8' 6") Dimplex heater, wood effect flooring UPVC window onto conservatory.

Kitchen

2.68m x 2.61m (8' 10" x 8' 7") Tiled floor, UPVC window onto conservatory, wood block style worktop with cupboards and drawers under, matching wall cupboards, 1.5 bowl stainless steel sink unit with chrome mixer tap, built-in electric oven, electric Baumatic hob with extractor over, shelving, space and plumbing for automatic washing machine.

Conservatory

3.93m x 2.93m (12' 11" x 9' 7") UPVC construction with polycarbonate roof, wood effect flooring, door to storage cupboard and UPVC doors to outside.

Landing

2.88m x 1.85m both max (9' 5" x 6' 1" both max) Loft access, airing cupboard housing the hot water cylinder.

Bedroom 1

3.45m max x 2.97m min (11' 4" max x 9' 9" min) Dimplex heater, UPVC window.

Bedroom 2

3.13m x 3.0m (10' 3" x 9' 10") Dimplex heater, UPVC window.

Bedroom 3

2.64m x 1.79m (8' 8" x 5' 10") UPVC window.

Bathroom



GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA - 882 sq.ft. (82.0 sq.m.) approx.
Whilst every endeavour has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The floorplan is for illustrative purposes only and should not be relied upon for precise measurements. The floorplan is not to scale and is for guidance as to their approximate efficiency can be given.
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