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ESTATE AGENTS



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Middle Crown Farm Cottage, Grange Road, Terrington St Clement, King's Lynn PE34 4HQ

£249,995

A well presented three bedroom semi-detached home formally of the Crown Estate built in 1907. This rural cottage comprises kitchen diner, lounge with log burning stove, bathroom, utility/conservatory and three bedrooms. The property further benefits from oil fired central heating, generous plot and field views to front and rear. A range of local amenities can be found in Terrington St Clement or Sutton Bridge with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.



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### Kitchen Diner

17' 7" x 10' 9" (5.36m x 3.28m) Double glazed window to side, double glazed doors to front, fitted kitchen with matching wall and base units with wooden worktops and butler style sink, integrated oven and hob, integrated fridge freezer, space for dishwasher, three storage cupboards with one housing oil fired boiler, radiator and wooden flooring.

### Bathroom

9' 0" x 10' 6" (2.74m x 3.20m) Max - Double glazed windows to rear and side, panel bath, vanity unit, low flush w/c, walk in shower enclosure with mixer shower, towel radiator, storage cupboard and tiled flooring with underfloor heating.

### Lounge

11' 8" x 12' 10" (3.56m x 3.91m) Double glazed windows to front and rear, log burner with tiled hearth, radiator, wooden flooring and stairs to first floor.

### Utility / Conservatory

8' 11" x 5' 11" (2.72m x 1.80m) Double glazed window to front, rear and side, double glazed door to rear, sink unit, space and plumbing for washing machine and tumble dryer.

### Landing

Access to loft and double glazed window to side.

### Bedroom One

11' 9" x 10' 10" (3.58m x 3.30m) Double glazed windows to front and rear, storage cupboard, built in wardrobes, radiator and fitted carpet.

### Bedroom Two

8' 6" x 11' 0" (2.59m x 3.35m) Double glazed window to front, storage cupboard, radiator and fitted carpet.

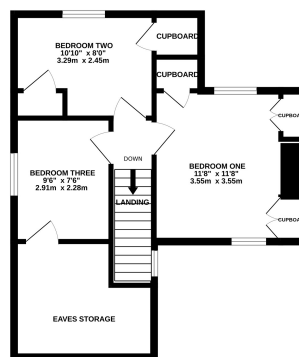
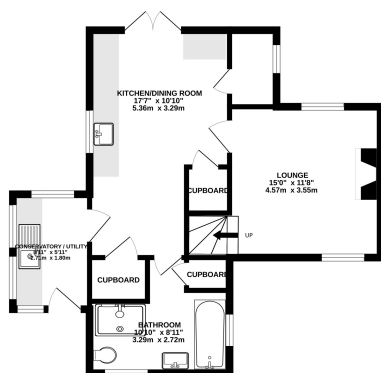
### Bedroom Three

11' 3" x 7' 10" (3.43m x 2.39m) Double glazed window to side, radiator, fitted carpet and large eaves storage area.



GROUND FLOOR

1ST FLOOR



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