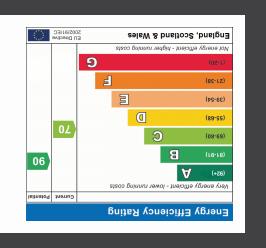


# EALES - LETTINGS - MORTGAGES





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# **15** Holme Close

Runcton Holme King's Lynn, PE33 0AB

£350,000

# King&Partners

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## Holme Close

### Runcton Holme, King's Lynn, PE33 0AB

This lovely detached bungalow is situated on a corner plot in the quiet village of Runcton Holme just a short drive from the services of Downham Market, which has local shops, supermarkets and a mainline rail link to Cambridge and London. The bungalow comprises of a fitted kitchen, living room, and a Sun Room with underfloor heating and views over the large mature garden. There are 3 bedrooms the largest has fitted wardrobes and an en-suite shower room plus a family bathroom. The property benefits from solar panels which offers an income from a Feed-in Tariff. The real bonus is the large mature garden with a lovely pond and field views to the rear, as well as a generous driveway to the front for parking and a garage.





UPVC Front Door Leading To:

Entrance Hall

Loft hatch. Radiator.

Living Room

15' 7" x 11' 9" (4.75m x 3.58m) UPVC window to front and side. Television point. Radiator.

Bedroom I

10' 6" x 11' 10" (3.20m x 3.61m) UPVC double glazed window to front. Radiator.

Bedroom 2

10' 5" x 8' 11" (3.17m x 2.72m) UPVC double glazed window to rear. Radiator. Door to third bedroom.

Bedroom 3

II' 9" x 16' 4" (3.58m x 4.98m) UPVC double glazed window to rear and side. Patio door to rear garden. Fitted wardrobes. Loft hatch. Spot lights. Under floor heating. Door to En-suite.

#### Kitchen

13' 2"  $\times$  9' 1" (4.01m  $\times$  2.77m) Fitted with a range of wall and base units with roll edge worktop over incorporating a stainless steel sink and drainer with mixer tap. Space for dishwasher. Fitted electric oven and hob with extractor fan. Tiled floor. Boiler.

#### Bathroom

6' 3" x 5' 6" (1.91m x 1.68m) Panelled bath with shower mixer over. W.C. Wash hand basin. Extractor fan. Tiled floor.

#### Rear Garden

Large mature rear garden with shrubs, trees and a garden pond with field views.

#### Front Garden

Mature planted garden with driveway for multiple cars. Driveway leading to garage.



#### En-suite

4' 4" x 8' 5" ( $1.32m \times 2.57m$ ) UPVC double glazed window to rear. Shower cubicle. Wash hand basin. W.C. Heated towel rail. Tiled floor.

#### Sunroom

18' 11" x 8' 8" (5.77m x 2.64m) Brick and UPVC construction with replaced roof. Underfloor heating. Tiled floor.

Garage

Up & Over door with power and light. Pedestrian door with window.

#### 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.