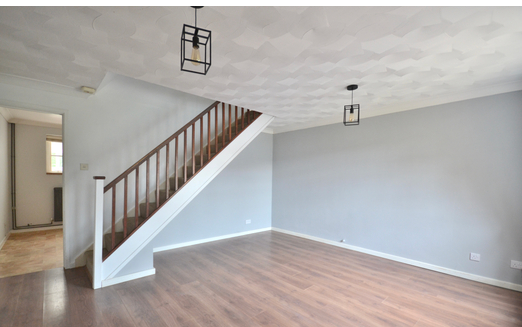




NEWSON & BUCK  
ESTATE AGENTS



15 Sawston, KING'S LYNN, Norfolk PE30 4XT

£249,995

Within close proximity to the QEH Hospital and within walking distance of Springwood high school with NO ONWARD CHAIN!! Newson & Buck are pleased to present to the open market this three bedroom semi detached family home. The property comprises of an entrance porch, living room, kitchen diner, conservatory, three bedrooms and a family bathroom. The property further benefits from a garage, a spacious enclosed rear garden that backs on to woodland and off road parking for numerous vehicles. The property can be found within three miles of Kings Lynn town centre. Viewing is essential for this property so please get in contact to arrange a viewing.



01553 775151



**Porch**

Laminate flooring, one radiator, one double glazed window, cupboard space.

**Living Room**

13' 11" x 14' 11" (4.24m x 4.55m) Laminate flooring, two radiators, one double glazed window, stair case to first floor.

**Kitchen / Diner**

14' 11" x 9' 6" (4.55m x 2.90m) Vinyl flooring, fitted kitchen units, stainless steel sink drainer, two double glazed windows, one radiator, space for fridge freezer, oven hob with extractor.

**Conservatory**

14' 02" x 11' 02" (4.32m x 3.40m) Tiled flooring, one radiator, plumbing for washing machine and tumble drier, and door leading to rear garden.

**Bedroom One**

12' 4" x 10' 1" (3.76m x 3.07m) Fitted carpets, one radiator, one double glazed window.

**Bedroom Two**

11' 3" x 10' 2" (3.43m x 3.10m) Fitted carpets, one radiator, one double glazed window, fitted wardrobe and cupboard space.

**Bedroom Three**

7' 5" x 6' 2" (2.26m x 1.88m) Fitted carpets, one radiator, one double glazed window.

**Bathroom**

6' 05" x 6' 04" (1.96m x 1.93m) Vinyl flooring, bath tub with shower attachment, pedestal sink, low flush w/c, one towel radiator, one double glazed window and airing cupboard housing hot water tank.

**Rear Garden**

Enclosed rear garden with decking area, outside tap with plumbing for water butt, and patio area.

**Garage**

Up and over front door, lighting and electrics.

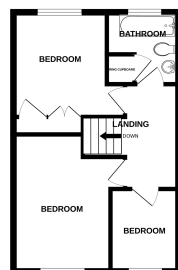
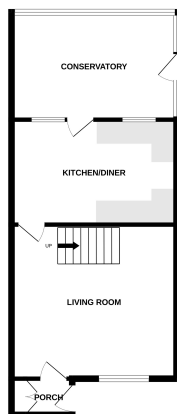
**EPC - D**

**Council Tax Band - B**



GROUND FLOOR

1ST FLOOR



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