



43 Lynn Road, Terrington St Clement
Guide price £280,000

BELTON DUFFEY



43 LYNN ROAD, TERRINGTON ST CLEMENT, KING'S LYNN, PE34 4JU

A spacious 3 double bedroom, 2 reception semi-detached house, situated in a non-estate location with good size gardens, workshop and ample parking.

DESCRIPTION

A spacious 3 double bedroom, 2 reception semi-detached house, situated in a non-estate location with good size gardens, workshop and ample parking.

The accommodation briefly comprises entrance hall, study area, sitting/dining room, dining room, kitchen/breakfast room, lean to/utility and WC to the ground floor.

To the first floor there are 3 double bedrooms and shower room.

Outside the property has an enclosed garden to the rear, 2 sheds and former garage (workshop).

SITUATION

Terrington St Clement has a selection of shops and services, including two doctors' surgeries, public houses, garage and a well known church. The schools cover from nursery age through to high school. Sixth form colleges are available in the town of King's Lynn, which is approximately 7 miles to the east. There is also a regular bus service into King's Lynn where more extensive amenities, including shopping centre and leisure facilities are found.

ENTRANCE HALL

2.91m x 3.08m into stair recess (9' 7" x 10' 1") (incorporating the study) Laminate flooring, radiator, staircase to first floor landing.

STUDY AREA

1.89m x 1.37m (6' 2" x 4' 6") Laminate flooring.

SITTING/DINING ROOM

6.44m x 4.05m (21' 2" x 13' 3") Twin aspect windows, French doors leading to outside, two radiators.

DINING ROOM

4.33m max x 3.73m (14' 2" max x 12' 3") Radiator.

KITCHEN/BREAKFAST ROOM

5.07m x 2.79m (16' 8" x 9' 2") Granite effect worktop with one and half bowl stainless steel sink unit with chrome mixer tap, maple effect cupboards and drawers under, double fan assisted oven with cupboard under and locker over, 4 ring ceramic hob with extractor over, matching wall cupboards. Further worktop with cupboards and drawers under. 'L' shaped worktop with further cupboards and drawers under, breakfast bar, further matching wall cupboards. UPVC double glazed door leading to the lean-to/utility.



LEAN TO/UTILITY AREA

3.30m x 1.59m (10' 10" x 5' 3") Stainless steel sink unit set in a worktop with cupboards and drawers under, plumbing for automatic washing machine, double glazed door to outside.

WC

1.73m x 0.93m (5' 8" x 3' 1") Low level WC, wash hand basin.

FIRST FLOOR 'L' SHAPED LANDING

Loft access.

BEDROOM 1

4.01m x 3.04m (13' 2" x 10' 0") Radiator.

BEDROOM 2

3.43m excluding door recess x 3.07m (11' 3" x 10' 1") Radiator.

BEDROOM 3

3.75m x 3.11m (12' 4" x 10' 2") Airing cupboard with insulated cylinder, slatted shelving. Radiator.

SHOWER ROOM

1.85m x 2.04m (6' 1" x 6' 8") Triton T80 electric shower with tiled surround and glass screen, low level WC with concealed cistern, wash hand basin with chrome mixer tap and soft closure cupboards under, heated chrome towel rail, fitted mirror, laminate flooring.

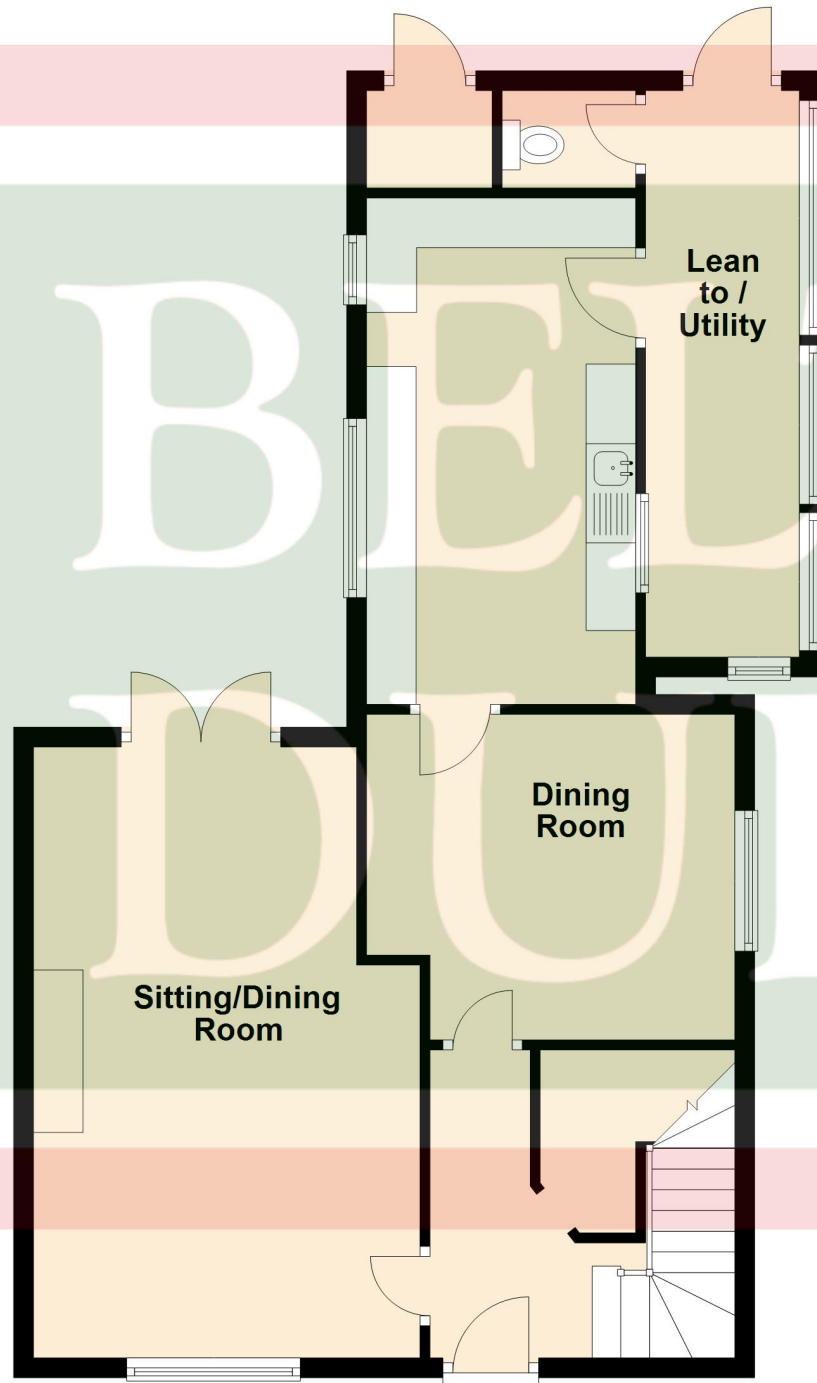
OUTSIDE

The property occupies a generous size plot which has an extensively shingled driveway providing ample car parking, flowers and shrubs and a concrete pathway leading to the front entrance door. Double gates give access to the side of the property leading to the rear garden. The rear garden is laid to lawn being enclosed by fenced and walled boundaries with former garage (now workshop) with connecting timber shed.

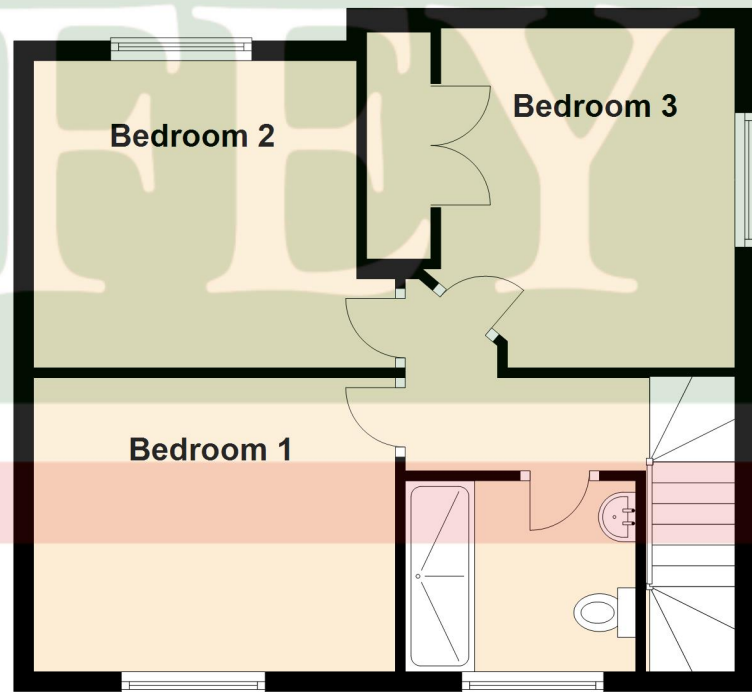
DIRECTIONS

From King's Lynn proceed westwards on the A17 bypassing West Lynn and Clenchwarton. At the outskirts of Terrington St Clement turn right by the African Violet Centre into Station Road. Continue along to the end of Station Road, turning right into Lynn Road. Proceed along and the property can be seen on the left hand side designated by our For Sale board.

Ground Floor



First Floor



OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX

Council Tax Band - B

EPC - D

Oil fired central heating.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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