



NEWSON & BUCK  
ESTATE AGENTS

Middle Crown Farm  
Cottage  
Grange Road  
Terrington St Clement  
King's Lynn  
Lincolnshire  
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.

- Former Crown Estate Cottage
- Three Bedrooms
- Generous Plot
- Oil Fired Central Heating
- Rural Location
- Field Views
- EPC Awaiting



### **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.

### **Garden**

The property is accessed via driveway leading to the rear of the property.

To the front of the property is a garden mainly laid to lawn with trees and shrubs.

To the rear of the property the garden is laid to lawn with a variety of trees and hedging.

### **EPC - Awaiting**

## **Council Tax Band - B**

### **Agent Note**

The following restrictive covenants will apply to the sale:

1. Not to do on the property anything which in the Vendor's opinion may be or become a public or private nuisance or an annoyance, grievance or inconvenience to the Vendors, their successors in title or the tenants or occupiers of the Retained Land, or which may lessen the value of the Retained Land.
2. Not to use the property except as a single private dwelling house in the occupation of one household only.
3. Not to erect any building or alter or add to the exterior of any building on the property except in accordance with drawings and specifications approved in writing by the Vendors and on payment by the transferee of the Vendors' surveyors' reasonable fees in connection with such approval.

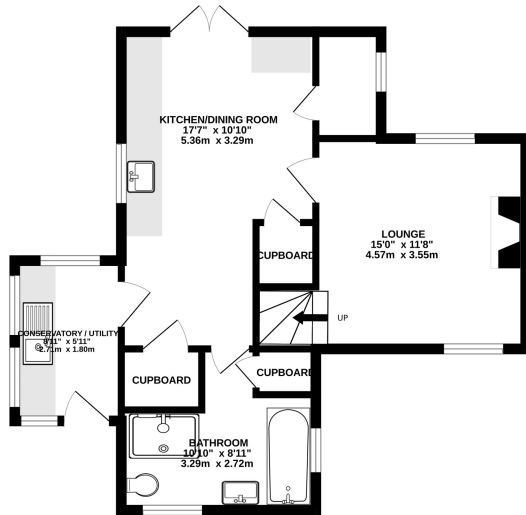
### **Agent Note**

Access is via a shared driveway in which Middle Crown Farm Cottage has a right of way.

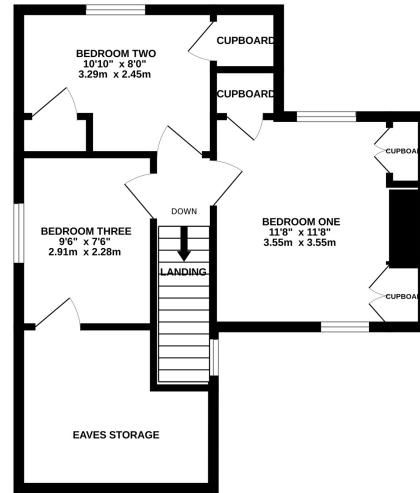
This property is not on mains draining and uses a septic tank.



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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