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39 Loke Road  
King's Lynn  
Norfolk  
PE30 2AZ

£169,995

A four bedroom end of terrace house situated on Loke Road. The accommodation comprises hall, lounge, dining room, kitchen, ground floor shower room, four bedrooms and a bathroom. The property further benefits from gas central heating, double glazing and courtyard garden with brick store. Local amenities can be found on Loke Road with more extensive facilities found within walking distance including a main line rail link into Cambridge and London King's Cross.

- Four Bedrooms
- Lounge
- Dining Room
- Ground Floor Shower Room
- EPC Rating - D
- Gas Central Heating



### **Hall**

23' 11" x 5' 3" Max (7.29m x 1.60m)  
Double glazed door to front, radiator,  
cupboard and fitted carpet.

### **Lounge**

11' 3" x 10' 1" (3.43m x 3.07m) Double  
glazed window to front, radiator and  
fitted carpet.

### **Dining Room**

12' x 10' 1" (3.66m x 3.07m) Double  
glazed window to rear, radiator and  
fitted carpet.

### **Kitchen**

12' x 8' 2" (3.66m x 2.49m) Double glazed  
doors and window to side, fitted kitchen  
with matching wall and base units,  
integrated oven and hob with extractor  
above, stainless steel single bowl single  
drainer sink, space for washing machine  
and vinyl flooring.

### **Shower Room**

7' 2" x 6' 8" (2.18m x 2.03m) Corner  
shower enclosure with mixer shower, low  
flush Wc, wash hand basin, radiator,  
cupboard housing gas central heating  
boiler and vinyl flooring.

### **Landing**

Access to loft and fitted carpet.

### **Bedroom One**

11' 6" x 9' 8" (3.51m x 2.95m) Double glazed window to front, radiator and fitter carpet.

### **Bedroom Two**

12' 3" x 9' 8" Max (3.73m x 2.95m) Double glazed window to rear, radiator and fitted carpet.

### **Bedroom Three**

12' 5" x 8' 6" (3.78m x 2.59m) Double glazed window to rear, radiator and fitted carpet.

### **Bedroom Four / Study**

7' 5" x 5' 8" (2.26m x 1.73m) Double glazed window to front, radiator, cupboard, radiator and fitted carpet.

### **Bathroom**

5' 6" x 5' (1.68m x 1.52m) P shaped bath with electric shower, pedestal wash hand basin, low flush Wc and towel heater.

### **Garden**

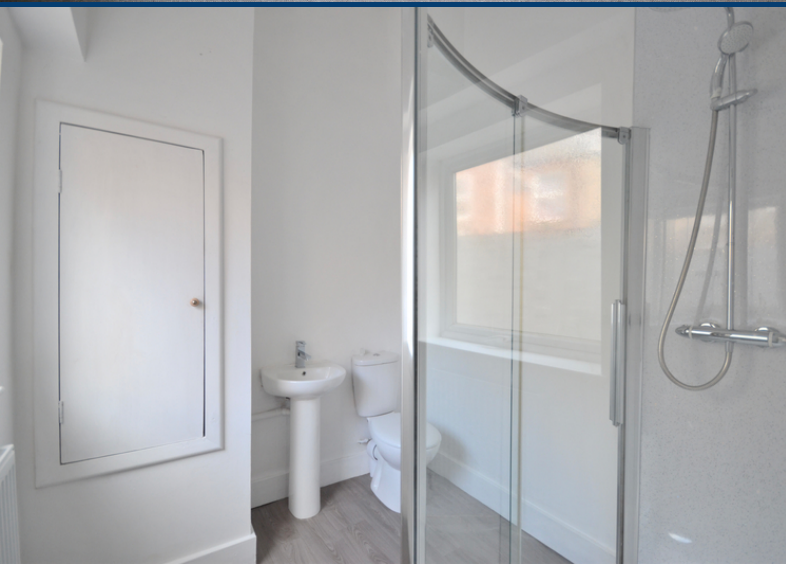
To the front of the property is a shingle walled garden.

To the rear of the property is a walled courtyard garden with a brick storage shed accessed via a side gate.

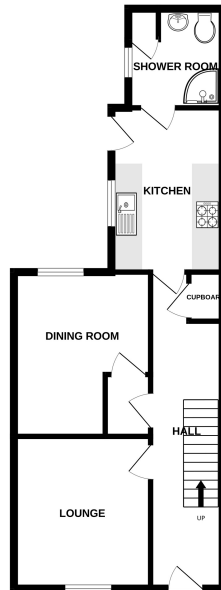
**EPC Rating: D**

**Council Tax - B**

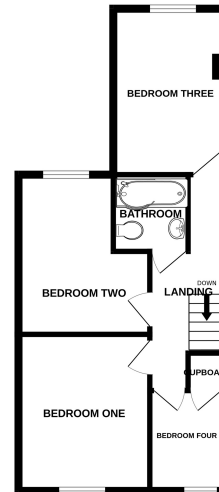




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, buildings, 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 for any prospective purchase. The services, fixtures and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.  
Made with SketchUp 2022.



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