



NEWSON & BUCK
ESTATE AGENTS

21 Langland
Springwood
King's Lynn
Norfolk
PE30 4TH

£279,995

A three bedroom detached home that has been extended to the ground floor, situated within the popular Springwood development in close proximity to the Queen Elizabeth Hospital. The ground floor accommodation comprises of entrance hall, lounge, dining room, kitchen, garden room and wet room. To the first floor there are three bedrooms and a family bathroom. The property further benefits from gas central heating, single garage, off road parking and enclosed rear garden.

Local amenities can be found in Gaywood, with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

- NO ONWARD CHAIN
- Detached Home
- Three Bedrooms
- Ground Floor Extended
- Bathroom & Wet Room
- Garage
- Off Road Parking
- EPC Rating: D



Entrance Hall

Double glazed door to side and window to front and fitted carpet.

Lounge

14' 4" x 10' 10" (4.37m x 3.30m) Double glazed window to front, stairs to first floor, radiator, fitted carpet and open to:

Dining Room

8' 3" x 10' 10" (2.51m x 3.30m) Double glazed window to rear, radiator and fitted carpet.

Kitchen

11' 5" Max x 8' 2" Min (3.48m x 2.49m) x 8' 3" (2.51m) Fitted kitchen with matching wall and base units with single stainless steel bowl sink, space for cooker and fridge freezer, under stairs storage cupboard, radiator and tiled flooring.

Garden Room

10' 3" x 8' 10" (3.12m x 2.69m) Double glazed door and windows to side, radiator and fitted carpet.

Wet Room

6' 5" x 8' 9" (1.96m x 2.67m) Double glazed window to side, electric shower, low flush Wc, pedestal wash hand basin, radiator, tiled walls and wet room flooring.

Landing

Loft hatch giving access to roof space, airing cupboard and fitted carpet.

Bedroom One

12' 7" x 10' 10" (3.84m x 3.30m) Double glazed window to rear, radiator and fitted carpet.

Bedroom Two

10' 2" x 10' 10" (3.10m x 3.30m) Double glazed windows to front, radiator and fitted carpet.

Bedroom Three

8' 2" x 8' 5" (2.49m x 2.57m) Double glazed window to front, radiator and fitted carpet.

Bathroom

5' 8" x 8' 5" (1.73m x 2.57m) Double glazed window to rear, corner bath with shower over, low flush Wc, pedestal wash hand basin and radiator.

Garage

17' 6" x 8' 3" (5.33m x 2.51m) Up and over door to front.

Garden

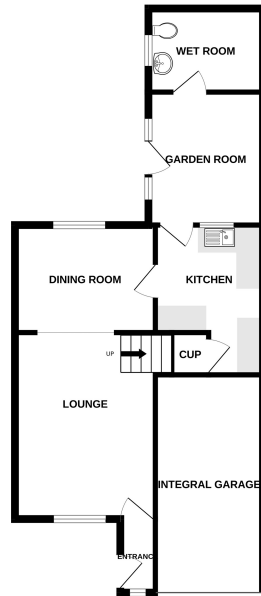
To the front of the property is a shingled driveway creating parking for numerous vehicles with the remainder laid to lawn. To the rear of the property is an enclosed garden mainly laid to lawn with mature shrubs and trees. .

EPC Rating: D

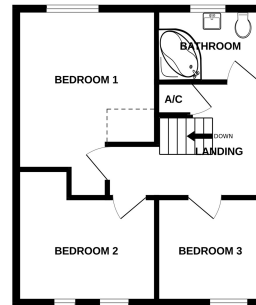
Council Tax Band: C



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and fittings shown hereon are not guaranteed and no guarantee as to their operability or efficiency can be given.
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