



NEWSON & BUCK

ESTATE AGENTS

11 Park Lane
Snettisham
King's Lynn
Norfolk
PE31 7NW

£269,995

A charming three bedroom cottage in the popular Norfolk Village of Snettisham. The cosy accommodation comprise lounge/diner, kitchen, shower room, three bedrooms and w/c. The property further benefits from gas central heating, double glazing and garden to rear.

- Three Bedrooms
- Tastefully Modernised
- Close To Amenities
- Ground Floor Shower Room
- Beautiful Village Location
- Gas Central Heating
- EPC Rating: E

A full range of amenities can be found nearby with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and King's Cross.



Lounge Diner

6.78m x 4.51m (22' 3" x 14' 10") Double glazed door and window to front, two radiators, exposed floorboards and stairs to first floor.

Kitchen

3.92m x 3.13m (12' 10" x 10' 3") Double glazed doors to rear, double glazed window to side, skylight, fitted kitchen with integrated oven with extractor above, integrated dishwasher, fridge and freezer, gas boiler, radiator and vinyl flooring.

Shower Room

3.92m x 1m (12' 10" x 3' 3") Double glazed window to rear, shower enclosure with mixer shower, vanity sink unit, low flush w/c, towel radiator and tiled flooring.

Landing

Access to loft and fitted carpet.

Bedroom One

3.4m x 2.99m (11' 2" x 9' 10") Double glazed window to rear, feature fireplace, fitted carpet and radiator.

Bedroom Two

2.25m x 2.34m (7' 5" x 7' 8") Double glazed window to front, radiator and fitted carpet.

Bedroom Three

3.27m x 2.12m (10' 9" x 6' 11") Double glazed window to front, radiator and fitted carpet.

W/C

Double glazed window to rear, low flush w/c, wash hand basin, towel radiator and tiled flooring.

Garden

To the front of the property is a small garden laid to lawn. To the rear of the property is a garden mainly laid to lawn with a patio area leading from the kitchen.

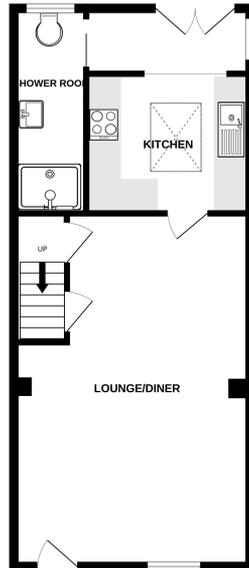
A right of way can be found to the rear of the property giving the neighbouring property rear access.

Council Tax Band: B

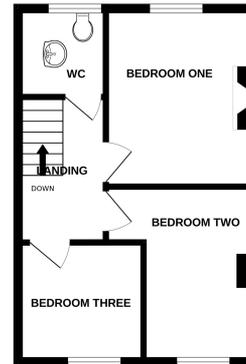
EPC Rating: E



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and all other items 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 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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