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King & Partners




10 Orchard Grove

West Lynn

King's Lynn, PE34 3LE

£240,000


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Orchard Grove

West Lynn, King's Lynn, PE34 3LE

This 3 bedroom semi detached house has a generous garden to the rear with lovely views. It is situated in the popular village of West Lynn which has a local shop, primary school and a social club. The property would benefit from some modernisation to bring it to its full potential but offers lots of space for a growing family. There is a bay fronted living room with a feature fireplace, a dining room which opens via patio doors onto the garden and includes a garage. In addition there is a fitted kitchen and a downstairs cloakroom. Upstairs there are 3 bedrooms and a family bathroom, which has a separate W.C. Viewing is certainly recommended to appreciate its full potential.



Part Glazed Door To:

Entrance Hall

12' 10" x 3' 7" (3.91m x 1.09m) Double glazed window to side. Radiator. Staircase to first floor. Storage cupboard.

Storage Cupboard

5' 11" x 2' 6" (1.80m x 0.76m) Double glazed window to side. Shelving.

Living Room

11' 9" x 11' 8" (3.58m x 3.56m) Bay fronted window to front. Radiator. Feature fireplace.

Dining Room

11' 9" x 10' 7" (3.58m x 3.23m) Sliding patio doors to rear garden. Radiator. Feature fireplace with gas fire.

Kitchen

9' 3" x 7' 3" (2.82m x 2.21m) Fitted with a range of wall and base units with worktop over. One and a half bowl sink and drainer with mixer tap. Space for washing machine. Electric hob & oven. Extractor hood. Door to rear hall.

Rear Hall

2' 11" x 3' 9" (0.89m x 1.14m) Boiler cupboard with window. Door to side. Door to cloakroom.

Cloakroom

6' 7" x 2' 4" (2.01m x 0.71m) Double glazed window to side. W.C. Wash hand basin.

Landing

Double glazed window. Loft hatch.

Bedroom 1

11' 9" x 11' 10" (3.58m x 3.61m) Double glazed window to front. Radiator.

Bedroom 2

11' 9" x 10' 9" (3.58m x 3.28m) Double glazed window to rear. Radiator.

Bedroom 3

6' 7" x 6' 4" (2.01m x 1.93m) Double glazed window to front. Radiator.

Bathroom

5' 8" x 7' 4" (1.73m x 2.24m) Double glazed window to rear. Panelled bath with shower mixer over. Wash hand basin within vanity unit. Airing cupboard. Tiled walls.

W.C.

2' 9" x 4' 5" (0.84m x 1.35m) Double glazed window to side. Tiled walls.

Outside Rear:

Storage shed. Raised patio area with steps leading to lawned area with a greenhouse. Field views.

Front Garden

Area laid to lawn. Driveway leading to garage.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.