



**19 Lancaster Road, Sculthorpe**  
**Guide Price £225,000**

**BELTON DUFFEY**



# 19 LANCASTER ROAD, SCULTHORPE, NORFOLK, NR21 7PX

A spacious 2 bedroom semi detached house with attractive gardens and outbuildings, situated on a popular estate.  
No onward chain.

## DESCRIPTION

Offered for sale with no onward chain, 19 Lancaster Road is a semi detached house situated on the popular Blenheim Park estate in a convenient location for local villages and the amenity rich market town of Fakenham. The property would now benefit from a programme of light refurbishment but offers spacious accommodation briefly comprising a porch, entrance hall, cloakroom, kitchen, dining room and sitting room with a lean-to garden room. Upstairs, the landing leads to 2 double bedrooms and a bathroom.

Further benefits include electric radiators, an open fireplace in the sitting room, majority UPVC double glazing and painted pine 4 panel internal doors.

Outside, there is a lawned front garden with unrestricted parking available immediately outside the property and a beautifully landscaped garden to the rear.

Note: A payment of about £120 per year is due to the Blenheim Park Management Company for road maintenance, street lighting, and upkeep of communal areas.

## SITUATION

Blenheim Park is a development of houses with a primary school and social club, close to the villages of Sculthorpe and Syderstone. The village of Sculthorpe has 3 pub/restaurants, parish church, village hall and is within close proximity to Sculthorpe Moor, a haven for wildlife. Syderstone is a small rural village, with the benefit of Syderstone Common and Nature Reserve, a Site of Special Scientific Interest, and a popular place for dog walking, cycling and rambling. There is a parish church, public house (currently closed) and a small children's swing park in the centre of the village.

Close by is the market town of Fakenham which is on the banks of the River Wensum. Fakenham is now better known for Norfolk's only national hunt racecourse and its popular weekly markets, flea market and sales rooms. People come from far and wide on market and race days transforming the central market place. The town also boasts several supermarkets, library, doctors' and dentists' surgeries, a good selection of restaurants, bowling alley, cinema and infants', junior and high school with 6th form college. Surrounding areas are all well serviced by bus routes with direct rail links to Cambridge and London from King's Lynn and Norwich.

## ENTRANCE HALL

5.72m x 1.81m (18' 9" x 5' 11")

A partly glazed composite door with a glazed panel to the side leads from the front of the property into the entrance hall with windows to the sides and space for coat hooks and shoe storage etc. Staircase leading up to the first floor landing, night storage heater, built-in cupboard housing the electricity meters. Doors to the kitchen, sitting room and dining room.



## **KITCHEN**

3.22m x 2.52m (10' 7" x 8' 3")

A range of painted base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks. Integrated appliances including an oven, LPG hob with an extractor hood over and microwave. Spaces and plumbing for a dishwasher, washing machine and fridge freezer.

Vinyl flooring, window overlooking the rear garden and an archway to:

## **DINING ROOM**

2.52m x 2.51m (8' 3" x 8' 3")

Electric radiator, vinyl floor tiled and a window overlooking the front garden.

## **SITTING ROOM**

4.55m x 3.36m (14' 11" x 11' 0")

Spacious sitting room with an open fireplace, electric radiator, window to the front and a glazed UPVC door to the garden room.

## **GARDEN ROOM**

3.83m x 2.76m (12' 7" x 9' 1")

Timber windows on a low brick wall with a polycarbonate roof, vinyl flooring, door to the cloakroom and a partly glazed timber door leading outside to the rear garden.

## **CLOAKROOM**

1.44m x 1.06m (4' 9" x 3' 6")

Wall mounted wash basin, WC, tiled splashbacks and a window to the rear with obscured glass.

## **FIRST FLOOR LANDING**

2.70m x 1.39m (8' 10" x 4' 7")

Window overlooking the rear garden, built-in airing cupboard, loft hatch and doors to the 2 bedrooms and bathroom.

## **BEDROOM 1**

4.55m x 3.36m (14' 11" x 11' 0")

Extensive range of fitted wardrobe units and storage cupboards, further curtained off wardrobe recess, night storage heater and a window to the front.

## **BEDROOM 2**

3.49m x 3.07m (11' 5" x 10' 1")

Built-in cupboard, also housing the hot water cylinder, window to the front.



## **BATHROOM**

3.06m x 2.67m (10' 0" x 8' 9")

A white suite comprising a panelled bath, shower cubicle with an electric shower, vanity storage unit incorporating a wash basin, WC. Vinyl flooring, tiled splashbacks and a window to the rear with obscured glass.

## **OUTSIDE**

Number 19 is set back off Lancaster Road behind an attractive lawned front garden, bounded by low hedging with a brick paved walkway to the front door. Mature shrub borders, outside light and scope to create off street parking (subject to any necessary permissions).

A walkway to the side of the property provides space for refuse bin storage and LPG tanks with a tall timber pedestrian gate leading to the rear garden. The garden has been beautifully landscaped and comprises a brick paved terrace with a shaped lawn beyond interspersed with specimen trees and attractively planted shrub beds. Fenced boundaries, garden pond and 3 outbuildings.

## **OUTBUILDINGS**

### **OUTBUILDING 1**

2.86m x 2.55m (9' 5" x 8' 4")

Brick built with 2 windows.

### **OUTBUILDING 2**

2.56m x 1.45m (8' 5" x 4' 9")

Brick built with 3 windows.

### **SUMMER HOUSE**

2.46m (8' 1") diameter

Brick built circular summer house.

## **DIRECTIONS**

Leave Fakenham on the A148 heading towards King's Lynn and, after approximately 4 miles, turn right onto the B1454 signposted Hunstanton and Docking. Proceed along this road and take the second right hand turning signposted Syderstone. Take the right fork up the hill and then turn right, signposted Wicken Green.

Continue for approximately 300 yards, passing the school, where you will see the property further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains electricity, mains water and mains drainage. Electric radiator heating. EPC Rating Band E.

Borough Council of King's Lynn and West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band A.



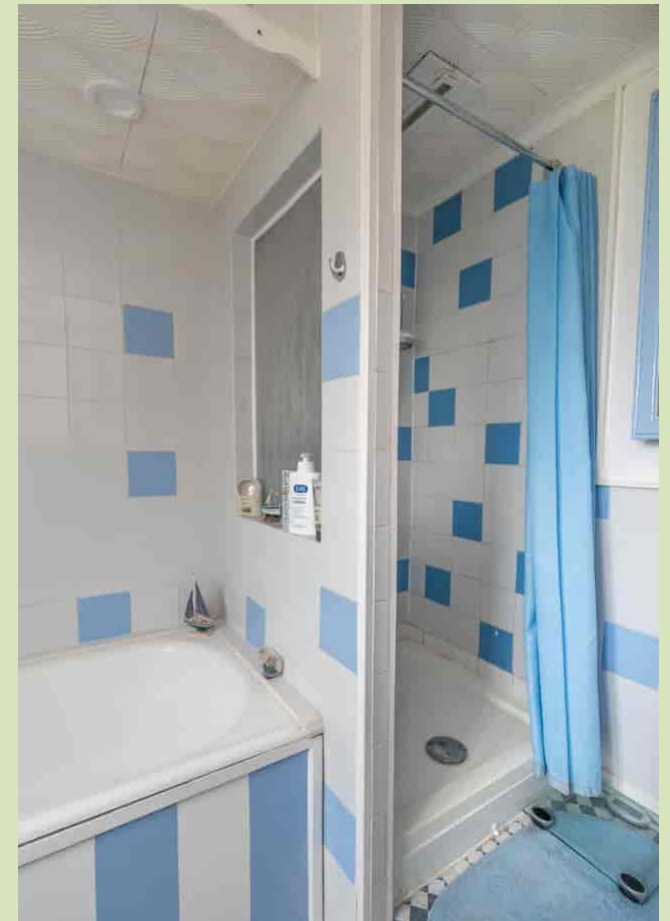


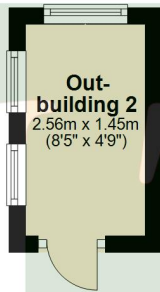
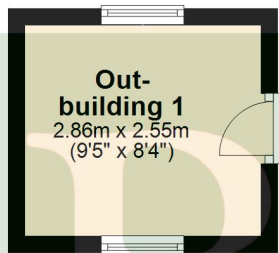
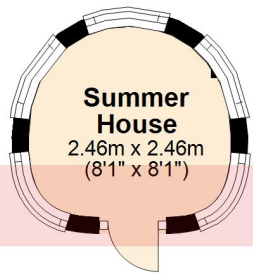
## **TENURE**

This property is for sale Freehold.

## **VIEWING**

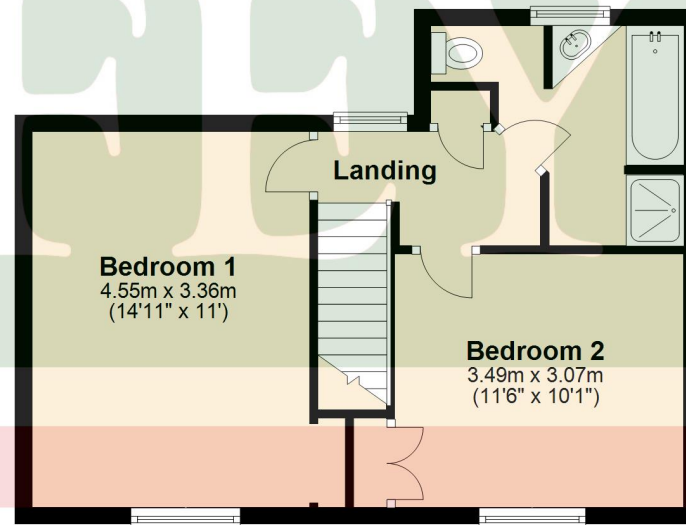
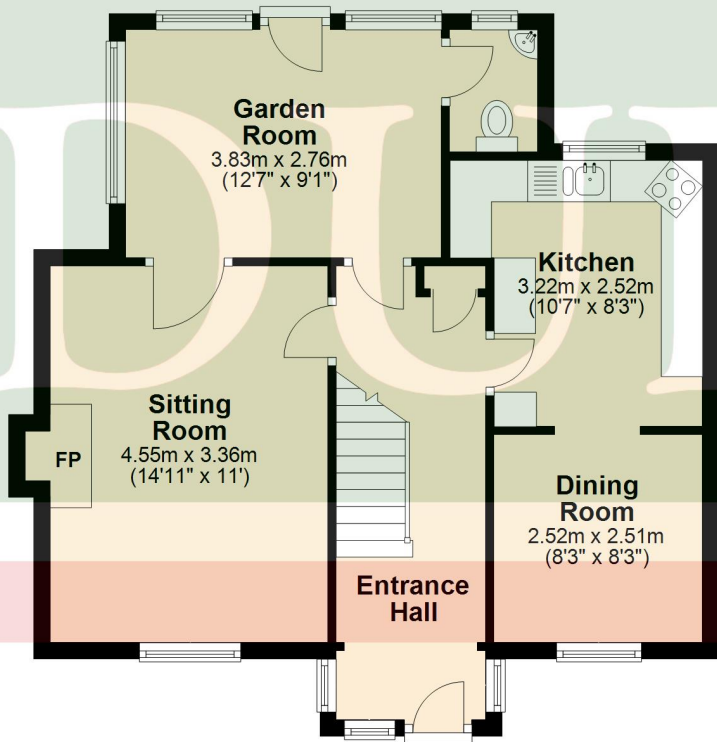
Strictly by appointment with the agent.





**Ground Floor**  
Approx. 65.4 sq. metres (703.8 sq. feet)

**First Floor**  
Approx. 39.8 sq. metres (428.6 sq. feet)



Total area: approx. 105.2 sq. metres (1132.4 sq. feet)



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