



# 11 Orchard Grove

West Lynn  
 King's Lynn, PE34 3LE

£200,000



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West Lynn, King's Lynn, PE34 3LE

This 4 bedroom Extended Semi-detached house requires improvement. The accommodation comprises of a Lounge / Diner, Kitchen, Utility, Bathroom, WC, Conservatory, Garden & off road parking. The popular village of West Lynn has lots of amenities including a Local shop, Social Club, Primary School, Church, Butchers and a Ferry into the center of Kings Lynn. Call now to arrange a viewing



#### Entrance Porch

5' 0" x 5' 10" (1.52m x 1.78m) Door leading through to Entrance Hall

#### Hallway

13' 0" x 6' 3" (3.96m x 1.91m) Max. Staircase to first floor; Tiled floor; Double glazed window to side, Radiator

#### Living / Dining Room

Living Room  
12' 0" x 11' 9" (3.68m x 3.63m)

Dining Room  
12' 0" x 10' 10" (3.66m x 3.35m)

Double glazed bay window to front, Radiator; Tiled floor; Arch to snug

#### Snug

6' 0" x 12' 3" (1.83m x 3.73m) Tiled floor; Radiator; sliding door to conservatory

#### Conservatory

6' 0" x 12' 4" (1.83m x 3.76m) Brick & double glazed construct, Tiled floor; door to garden

#### Cloakroom

6' 0" x 2' 4" (1.83m x 0.71m) Low level WC, wash hand basin, Double glazed window to side

#### Kitchen

16' 0" x 14' 1" (4.88m x 4.29m) Max. A range of fitted base & wall units, roll edge work tops, Inset sink with mixer tap, Integrated oven, Hob, Extractor; space for fridge, Tiled floor; Tiled walls, floor mounted boiler; Breakfast bar; Double glazed window to rear

#### Utility

4' 0" x 6' 9" (1.22m x 2.06m) A range of base units, stainless steel single unit sink drainer with mixer tap, space for washing machine, Tiled floor; Tiled walls, radiator; Double glazed window to front, Door to side,

#### Landing

Loft hatch, Airing cupboard

#### Bedroom 1

12' 0" x 11' 8" (3.66m x 3.56m) Double glazed window to Front, Radiator; Sink,

#### Bedroom 2

12' 0" x 9' 1" (3.66m x 2.77m) Double glazed window to rear, Radiator; Fitted wardrobe

#### Bedroom 3

7' 0" x 14' 2" (2.13m x 4.32m) 2 Double glazed windows to Front, Radiator; Sink

#### Bedroom 4

8' 0" x 6' 9" (2.44m x 2.06m) Double glazed window to side, Radiator

#### Bathroom

6' 0" x 15' 6" (1.83m x 4.72m) A 5 Piece suite comprising of a Shower Cubicle, Paneled bath, Low level WC, Bidet and Wash hand basin. Double glazed window to rear

#### Outside

To the front of the property there is off road parking and an ornate stoned area. The rear garden is laid to lawn with a garden shed

#### 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.