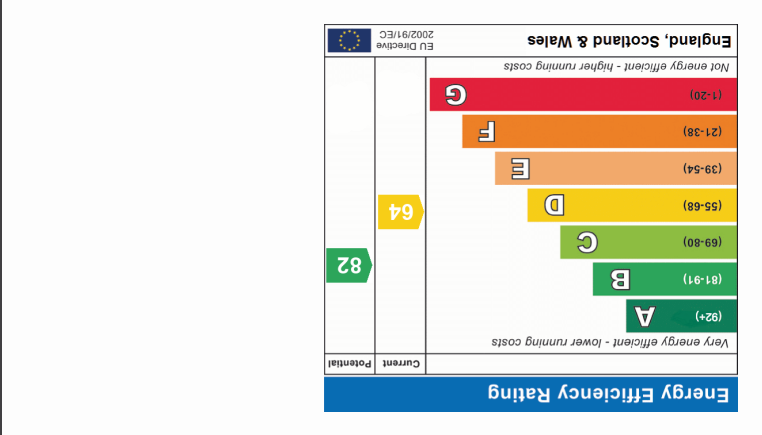


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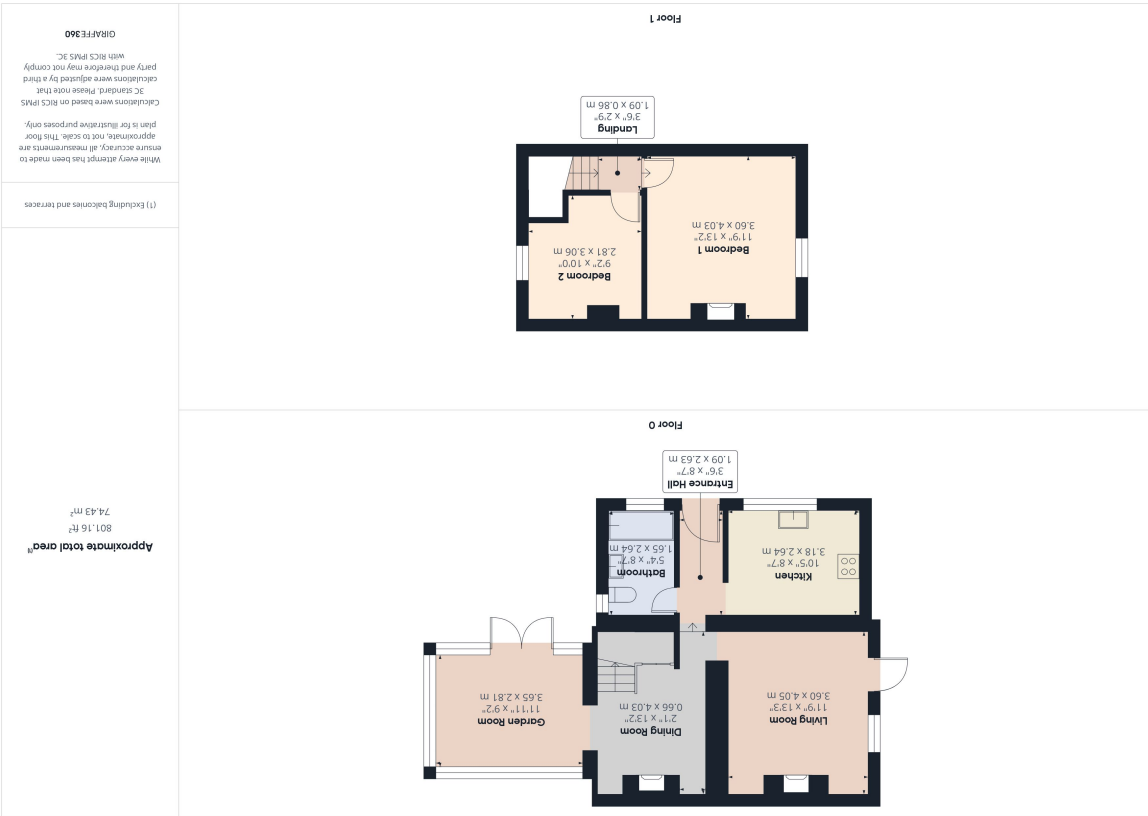
PE38 9DG

9 Market Place, Downham Market



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I Victory Lane

Tilney St Lawrence

King's Lynn, PE34 4QU

£230,000

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Victory Lane

Tilney St Lawrence, King's Lynn, PE34 4QU

This two bedroom semi detached cottage offers a twist between period features and modern fittings. There is spacious accommodation including a fitted kitchen, living room with wood burner, a dining room, bathroom and garden room to the ground floor. On the first floor are two bedrooms. Benefiting from oil central heating, UPVC double glazing and a gated driveway and generous enclosed garden with a storage shed. The property is offered in good condition and with no onward chain.



UPVC Double Stable Door To:

Side Hall

Radiator. Luxury Vinyl Tiled flooring. Opening to kitchen.

Kitchen

10' 5" x 8' 7" (3.17m x 2.62m) UPVC double glazed window to front. Fitted with a range of wall and base units with worktop over incorporating a one and a half bowl sink and drainer with mixer tap. Built in electric oven and hob with extractor hood. Space for washing machine and fridge freezer. Luxury Vinyl Tiled flooring. Radiator.

Bathroom

5' 4" x 8' 7" (1.63m x 2.62m) UPVC Double glazed window to front and side. Panelled bath with shower over and screen. Wash hand basin within vanity unit. W.C. Luxury Vinyl Tiled flooring. Wall lights. Heated towel rail.

Living Room

11' 10" x 13' 3" (3.61m x 4.04m) UPVC double glazed window to front. Brick feature fireplace with wood burning stove. Tiled hearth. Radiator. Television point. Consumer unit. Ceiling beams. UPVC double glazed door to front.

Dining Room

Feature fireplace (Not used). Laminate floor. Spot lights. Television point. Staircase to first floor. Under stairs storage. Opening to garden room.

Garden Room

11' 11" x 9' 2" (3.63m x 2.79m) UPVC double glazed windows. Laminate floor. Spot lights. Double patio doors to rear garden.

First Floor Landing

Doors to bedrooms

Bedroom 1

11' 9" x 13' 2" (3.58m x 4.01m) UPVC double glazed window to front. Cast iron feature fireplace. Radiator. Loft access.

Bedroom 2

9' 2" x 10' 0" (2.79m x 3.05m) UPVC double glazed window to rear. Radiator.

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.