



15 Lamsey Lane, Heacham
Offers in Excess of £325,000

BELTON DUFFEY



15 LAMSEY LANE, HEACHAM, NORFOLK, PE31 7LA

A refurbished detached bungalow with spacious 2 bedroom, 2 bathroom accommodation with driveway parking and a low maintenance garden. No onward chain.

DESCRIPTION

15 Lamsey Lane is a well presented detached bungalow situated on the outskirts of the popular amenity rich seaside village of Heacham. The property has been extended in more recent years to now provide spacious single storey accommodation comprising an entrance hall, well appointed kitchen/breakfast room with a separate utility, spacious sitting/dining room, 2 bedrooms, 1 with an en suite bathroom, and a luxury shower room.

The property also has the benefit of UPVC double glazed windows and doors, gas-fired central heating, extensive driveway parking and a low maintenance garden to the rear.

15 Lamsey Lane is being offered for sale with no onward chain.

SITUATION

The coastal village of Heacham is ideally located on the beautiful north Norfolk coast. There is a vast number of places of local interest to explore nearby including water sports, Norfolk Lavender Centre, an 18 hole championship links golf course, coastal walks, birdwatching, fine dining and fresh local seafood, traditional local pubs and a wide range of shopping and educational facilities.

Heacham has an infant and middle school, Post Office, social clubs, church, pubs and a selection of local shops. The neighbouring seaside town of Hunstanton offers a wide range of educational, shopping and leisure facilities. Further around the coastline are beautiful walks, long sandy beaches, watersports activities, fine dining and boutique shopping. The market town of King's Lynn is approximately 14 miles away and has a wider range of shopping and leisure facilities plus a direct rail link to London King's Cross in 1hr 40mins.

ENTRANCE HALL

A partly glazed composite door leads from the driveway to the front of the property into the L-shaped entrance hall with 2 radiators. Openings to the kitchen/breakfast room and sitting/dining room and doors to the 2 bedrooms and shower room.

KITCHEN/BREAKFAST ROOM

2.61m x 5.67m (8' 7" x 18' 7")

Split level kitchen with a range of contemporary base and wall units with laminate worktops incorporating a white ceramic sink, tiled splashbacks. Integrated appliances including an oven, ceramic hob with a stainless steel extractor hood over, dishwasher. Breakfast bar area with space under for stools and a unit with space for an american style fridge freezer. Polished porcelain floor tiles, radiator, recessed ceiling lights and 2 windows to the front. Door leading into:



UTILITY ROOM

2.55m x 2.23m (8' 4" x 7' 4")

Range of base and wall units with laminate worktops with spaces and plumbing under for a washing machine and tumble dryer, polished porcelain floor tiles.

SITTING/DINING ROOM

3.03m x 9.29m (9' 11" x 30' 6")

Open plan triple aspect sitting/dining room with windows to the front and rear and UPVC French doors leading outside to a paved tarraced area. 2 radiators, recessed ceiling lights and vinyl floor tiles.

BEDROOM 1

3.70m x 3.25m (12' 2" x 10' 8")

Radiator, vinyl floor tiles, recessed ceiling lights, window overlooking the rear garden and a door leading into:

EN SUITE BATHROOM

2.54m x 3.73m (8' 4" x 12' 3")

Corner Jacuzzi bath, vanity storage unit incorporating a round wash basin, WC. 2 chrome towel radiors, ceramic floor tiles and splashbacks, recessed ceiling lights, extractor fan and a window to the rear with obscured glass.

BEDROOM 2

2.32m x 3.25m (7' 7" x 10' 8")

Radiator, vinyl floor tiles, recessed ceiling lights and a window overlooking the rear garden.

SHOWER ROOM

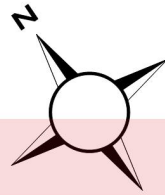
2.02m x 1.51m (6' 8" x 4' 11")

Wet room style shower area, wash basin, WC and a chrome towel radiator. Window to the front with obscured glass.

OUTSIDE

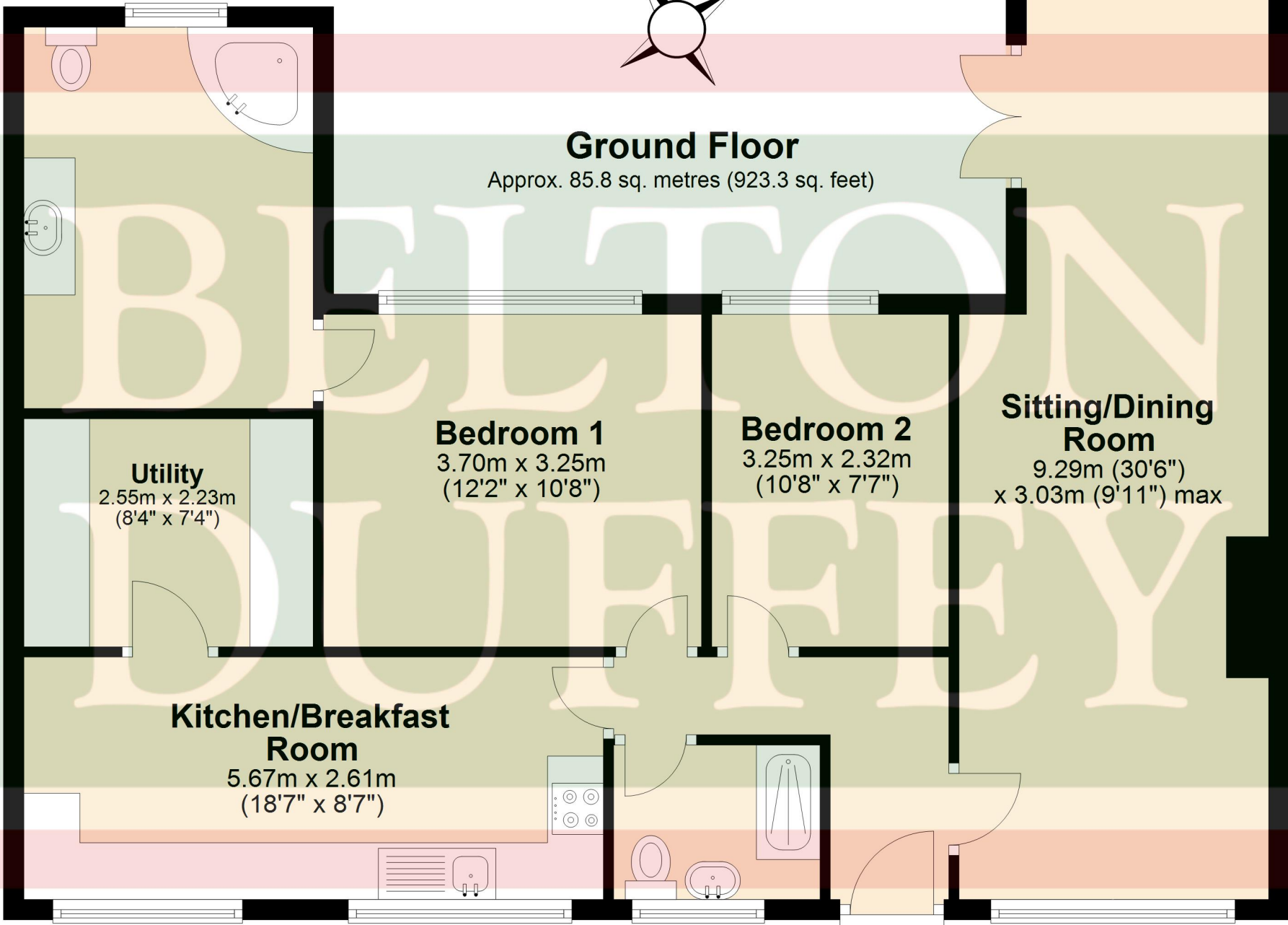
Number 15 is set back from Lamsey Lane behind a tall fence and is approached over an extensive gravelled driveway providing parking for several cars and leading to a step up to the front entrance door with an outside light.

A tall pedestrian gate to the side leads to the rear garden which comprises a raised paved terrace opening out from the sitting/dining room French doors with steps down onto a lawn. Timber shed, fenced boundaries, outside lighting.



Ground Floor

Approx. 85.8 sq. metres (923.3 sq. feet)



Total area: approx. 85.8 sq. metres (923.3 sq. feet)

DIRECTIONS

Heading north on the A149 coast road towards Hunstanton, continue on the A149 at the Snettisham roundabout for approximately 3/4 mile and take the left-hand turning into Lamsey Lane, signposted Heacham Beaches. Continue for approximately 1 mile, passing the Foreman Close turning on the left where you will see number 15 a little further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

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

Mains water, mains drainage and mains electricity. Gas-fired central heating. EPC Rating Band D.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

