



NEWSON & BUCK

ESTATE AGENTS



## 51 Mountbatten Road, Dersingham, King's Lynn, Norfolk PE31 6YE £244,995

No Onward Chain!!! Newson & Buck are proud to present to the market this well presented two bedroom semi-detached bungalow situated in the popular village of Dersingham. The accommodation comprises hall, lounge, kitchen, bathroom, utility, conservatory, two bedrooms with an en-suite to master. The property further benefits from central heating, double glazing, off road parking and has a garage. Local amenities can be found in the village with more extensive facilities found in King's Lynn town centre including a main line rail link into Cambridge and London King's Cross.

## **Entrance Porch**

Double glazed sliding door opening to front door and entrance hall, fitted carpets, one radiator

## **W/C**

Low flush W/C, pedestal corner sink basin, one double glazed window.

## **Lounge**

11' 06" x 18' 10" (3.51m x 5.74m) Two radiator, fitted carpets, double glazed windows facing to front.

## **Kitchen**

9' 0" x 11' 0" (2.74m x 3.35m) Vinyl flooring, one double glazed window, one radiator, fitted kitchen units, stainless steel sink, gas oven & hob with extractor fan, space for fridge freezer and washing machine.

## **Hallway**

Fitted carpets, two storage cupboards

## **Bedroom One**

10' 11" x 13' 11" (3.33m x 4.24m) One radiator, fitted carpets, double glazed sliding door to conservatory.

## **Bedroom Two**

9' 10" x 10' 11" (3.00m x 3.33m) One radiator, fitted carpets, one double glazed window.

## **Bathroom**

6' 04" x 8' 07" (1.93m x 2.62m) Low flush W/C, vinyl flooring, pedestal sink, bath rub with shower attachment, one radiator.

## **Conservatory**

9' 01" x 7' 01" (2.77m x 2.16m) Tiled flooring, double glazed windows all round, patio doors to the garden.

## **Garage**

9' 02" x 17' 04" (2.79m x 5.28m) Electric up and over front door, fitted electrics and lighting, rear window facing to rear garden

## **Rear Garden**

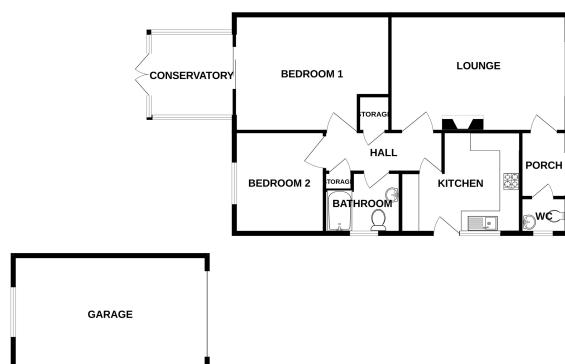
Laid grass, various plants with a storage shed to the rear.

## **EPC - D**

## **Council Tax Band B**



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no guarantee can be given as to their accuracy. The floorplan is intended for guidance purposes only and should not be relied upon as forming part of any legal agreement. The dimensions shown are for information only and should not be relied upon for the purchase or sale of this property. Prospective purchasers should make their own enquiries as to their suitability or efficiency can be given.