



NEWSON & BUCK  
ESTATE AGENTS



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## 21 Langland, Springwood, King's Lynn, Norfolk

£279,995

A three bedroom detached home that has been extended to the ground floor, situated within the popular Springwood development in close proximity to the Queen Elizabeth Hospital. The ground floor accommodation comprises of entrance hall, lounge, dining room, kitchen, garden room and wet room. To the first floor there are three bedrooms and a family bathroom.

The property further benefits from gas central heating, single garage, off road parking and enclosed rear garden. Local amenities can be found in Gaywood, with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.



01553 775151





**Entrance Hall**

Double glazed door to side and window to front and fitted carpet.

**Lounge**

14' 4" x 10' 10" (4.37m x 3.30m) Double glazed window to front, stairs to first floor, radiator, fitted carpet and open to:

**Dining Room**

8' 3" x 10' 10" (2.51m x 3.30m) Double glazed window to rear, radiator and fitted carpet.

**Kitchen**

11' 5" Max x 8' 2" Min (3.48m x 2.49m) x 8' 3" (2.51m) Fitted kitchen with matching wall and base units with single stainless steel bowl sink, space for cooker and fridge freezer, under stairs storage cupboard, radiator and tiled flooring.

**Garden Room**

10' 3" x 8' 10" (3.12m x 2.69m) Double glazed door and windows to side, radiator and fitted carpet.

**Wet Room**

6' 5" x 8' 9" (1.96m x 2.67m) Double glazed window to side, electric shower, low flush Wc, pedestal wash hand basin, radiator, tiled walls and wet room flooring.

**Landing**

Loft hatch giving access to roof space, airing cupboard and fitted carpet.

**Bedroom One**

12' 7" x 10' 10" (3.84m x 3.30m) Double glazed window to rear, radiator and fitted carpet.

**Bedroom Two**

10' 2" x 10' 10" (3.10m x 3.30m) Double glazed windows to front, radiator and fitted carpet.

**Bedroom Three**

8' 2" x 8' 5" (2.49m x 2.57m) Double glazed window to front, radiator and fitted carpet.

**Bathroom**

5' 8" x 8' 5" (1.73m x 2.57m) Double glazed window to rear, corner bath with shower over, low flush Wc, pedestal wash hand basin and radiator.

**Garage**

17' 6" x 8' 3" (5.33m x 2.51m) Up and over door to front.

**Garden**

To the front of the property is a shingled driveway creating parking for numerous vehicles with the remainder laid to lawn. To the rear of the property is an enclosed garden mainly laid to lawn with mature shrubs and trees. .

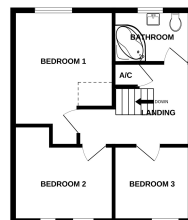
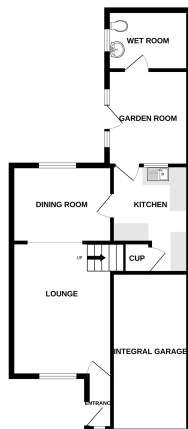
**EPC Rating: D**

**Council Tax Band: C**



GROUND FLOOR

1ST FLOOR



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