



7 Lamport Court, King's Lynn
Guide Price £240,000

BELTON DUFFEY



7 LAMPORT COURT, KING'S LYNN, NORFOLK, PE30 4XS

A 3 bedroom, end-terrace property with a garage, gardens and parking for 6 to 7 cars, situated in a popular location, close to the Queen Elizabeth Hospital.

DESCRIPTION

A 3 bedroom, end-terrace property with a garage, gardens and parking for 6 to 7 cars, situated in a popular location, close to the Queen Elizabeth Hospital.

The accommodation briefly comprises entrance lobby, sitting room and kitchen/dining room to the ground floor.

On the first floor are 3 bedrooms and bathroom.

The property is installed with gas central heating and double glazing.

Outside the property benefits from a garage, gardens and parking for 6 to 7 cars.

SITUATION

Lamport Court is situated on the Springwood Estate, situated on the outskirts of King's Lynn with a regular bus service, close to the Queen Elizabeth Hospital. It is also conveniently placed for the various industrial estates, North Norfolk Coast and the Royal Estate of Sandringham

ENTRANCE LOBBY

1.16m x 1.52m (3' 10" x 5' 0") UPVC double glazed door to outside, double coat cupboard with shoe storage over.

SITTING ROOM

4.54m x 4.25m (14' 11" x 13' 11") Staircase to first floor landing, radiator, glazed door to kitchen/dining room.

KITCHEN/DINING ROOM

4.5m x 2.93m (14' 9" x 9' 7") Worktop to 3 sides with stainless steel sink unit with chrome mixer tap, Creda 4 ring gas hob with Creda gas oven under, maple effect cupboards and drawers under, space for under counter fridge and freezer. Matching wall cupboards, extractor, plumbing for automatic washing machine. Double glazed door with matching side panel to outside, radiator, ceramic tiled floor, cupboard housing Worcester green star RI gas central heating boiler.

FIRST FLOOR LANDING

Loft access.

BEDROOM 1

3.80m into wardrobe recess x 2.49m (12' 6" x 8' 2") Two mirrored wardrobed with hanging rails and shelves, radiator.



BEDROOM 2

3.44m into wardrobe recess x 2.51m excluding door recess (11' 3" x 8' 3") Radiator.

BEDROOM 3

2.41m x 2m (7' 11" x 6' 7") Radiator.

WET ROOM

2.12m x 1.97m (6' 11" x 6' 6") Incorporating the airing cupboard. Non slip flooring, low level WC, wash hand basin, Mira thermostatic advanced electric shower, radiator.

OUTSIDE

The property is approached by a brick weave driveway providing car parking for 4 - 5 cars. Brick and tiled garage with up and over door, power, light and 2 parking spaces to the front. The rear garden is designed for east maintenance being paved with various shrubs and is enclosed by fenced boundaries.

DIRECTIONS

From King's Lynn town centre proceed out of town on Gaywood Road. At the Gaywood clock, bear right and continue along Gayton Road. At the mini-roundabout bear left, proceed to the next mini-roundabout and take the right-hand exit, signposted Elvington. Continue along, taking the third right into Newby Road and then next right into Lamport Court and the driveway will be seen on the righthand side.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band B.

Gas central heating.

EPC - TBC.

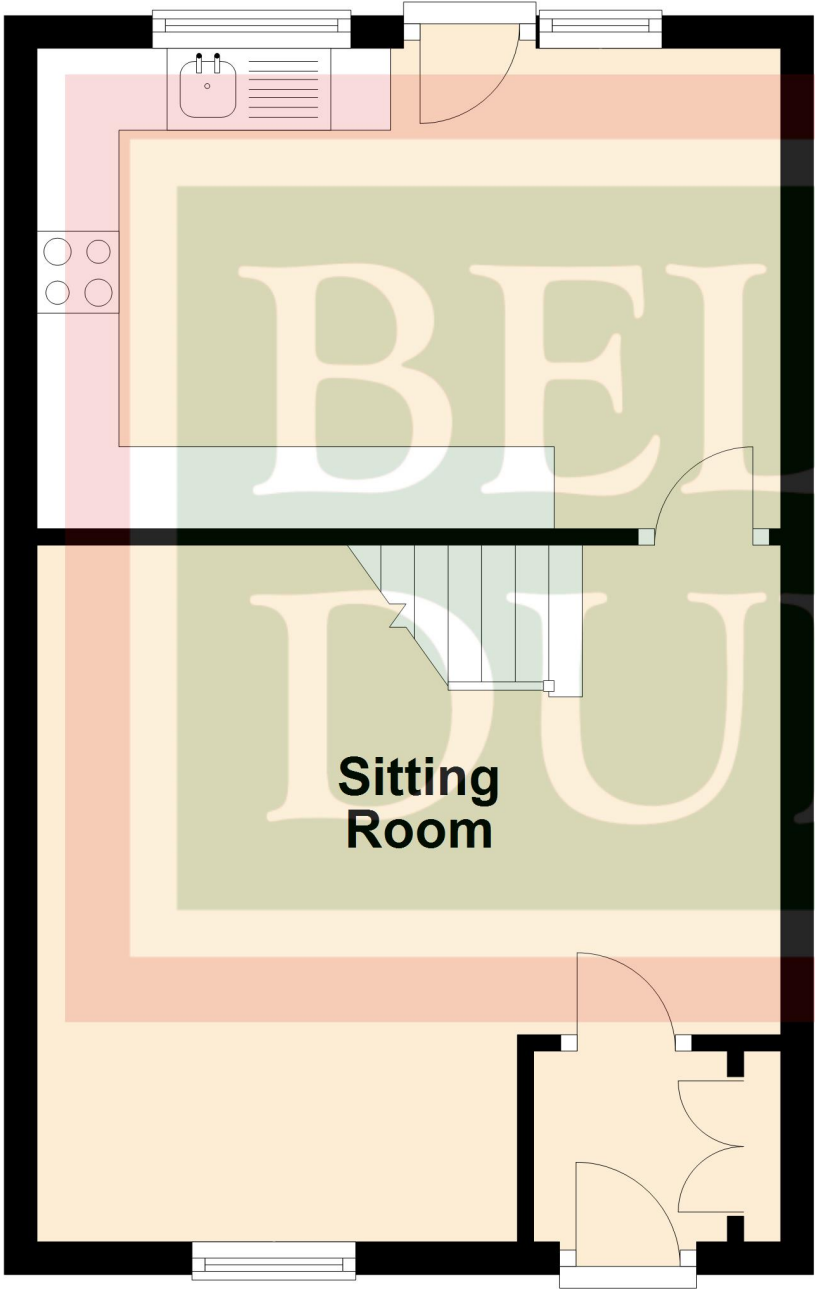
TENURE

This property is for sale Freehold.

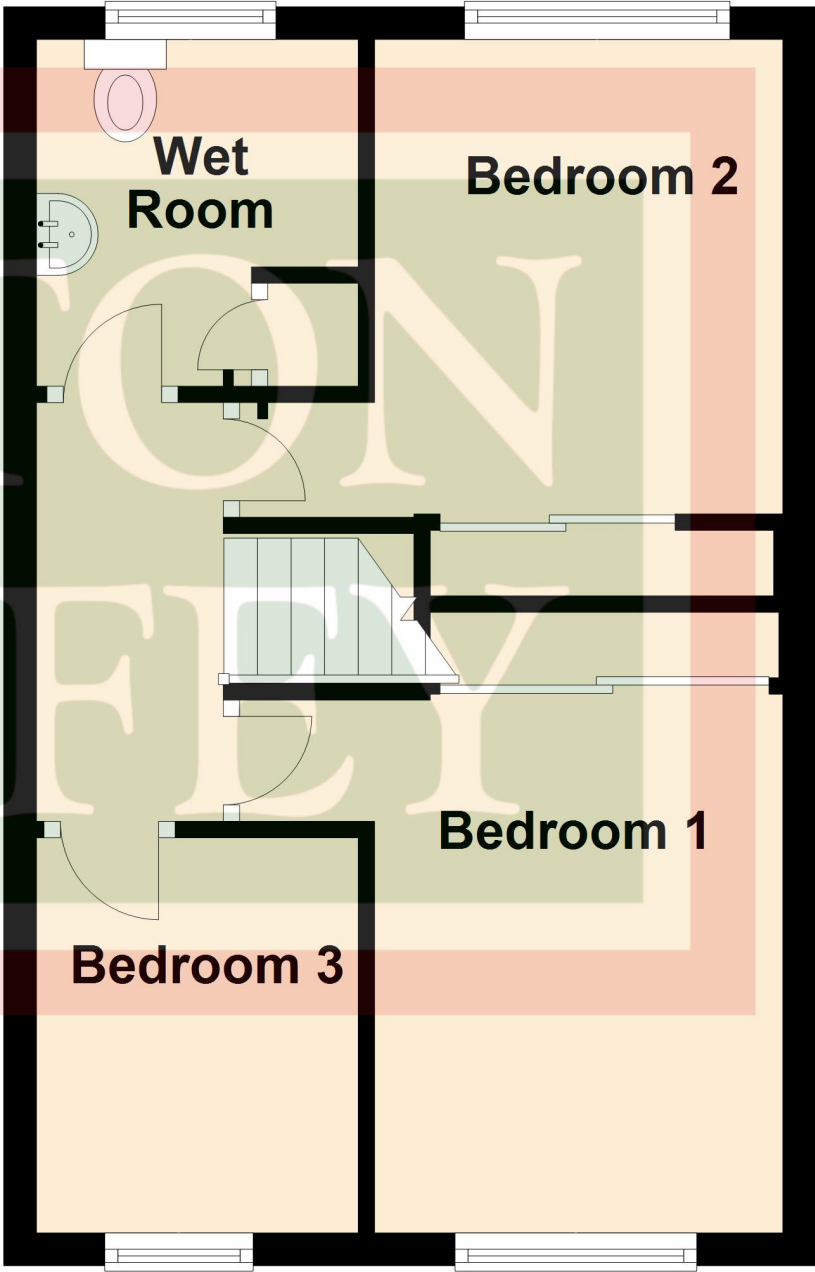
VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor







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