



NEWSON & BUCK
ESTATE AGENTS



18 Lynn Lane, Great Massingham, King's Lynn, Norfolk PE32 2HJ £265,000

A beautifully positioned two bedroom bungalow located in the highly desirable Village of Great Massingham. The accommodation comprises hall, lounge, kitchen, two double bedrooms, shower room, conservatory and lean-to to rear. The property further benefits from garage, 25ft workshop, off road parking for numerous vehicles and field views to rear. Local amenities can be found in the village including post office, schooling, Village Hall and Dabbling Duck Public House. A full range of facilities can be found in King's Lynn Town centre including a main line rail link into Cambridge and London King's Cross.

Hall

Entrance door into conservatory, access to loft, electric wall heater and fitted carpet.

Lounge

13' 1" x 11' 4" (3.99m x 3.45m) Double glazed windows to front and side, two electric wall heaters and fitted carpet.

Kitchen

10' 5" x 11' 4" (3.17m x 3.45m) Double glazed windows to rear and side, fitted kitchen with sink unit, space for oven, fridge and freezer, two storage cupboards (one housing hot water cylinder) and vinyl flooring.

Bedroom One

10' 8" x 11' 1" (3.25m x 3.38m) Double glazed window to front, built in wardrobes, electric wall heater and fitted carpet.

Bedroom Two

9' 5" x 9' 10" (2.87m x 3.00m) Double glazed window to rear, electric wall heater and fitted carpet.

Shower Room

5' 9" x 6' 8" (1.75m x 2.03m) Double glazed window to rear, shower enclosure with mixer shower, low flush w/c, wash hand basin and tiled flooring.

Conservatory

6' 6" x 13' 2" (1.98m x 4.01m) Double glazed door and windows to front, double glazed windows to both sides and laminate flooring.

Lean-To

5' 11" x 11' 4" (1.80m x 3.45m) Double glazed door and windows to side, double glazed windows to rear, space for washing machine and tumble dryer and external tap.

Garage

18' 0" x 7' 10" (5.49m x 2.39m) With up and over door to front and window to side.

Shed / Workshop

25' 9" x 7' 5" (7.85m x 2.26m) Door and windows to side.

Garden

To the front of the property is a driveway with parking for numerous vehicles, with the remaining frontage comprising a selection of plants and shrubs.

To the rear of the property is a garden mainly laid to paving with raised flower beds and a range of sheds, workshop and garage.

EPC Rating: Awaiting

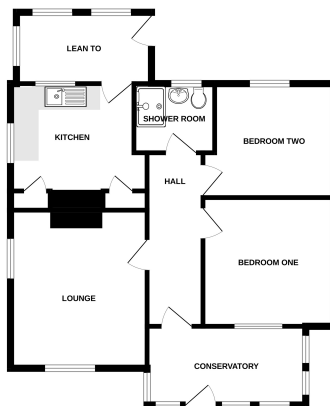
Council Tax Band: B

Location

Local amenities can be found in the village including post office, schooling, village hall and Dabbling Duck Public House. A full range of facilities can be found in King's Lynn Town centre including a main line rail link into Cambridge and London King's Cross.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan, the floorplan is not a guarantee of the actual dimensions of the property. The floorplan is provided for information only and should not be relied upon for any purpose. The actual dimensions of the property may vary from the floorplan. The floorplan is provided for information only and should not be relied upon for any purpose. The actual dimensions of the property may vary from the floorplan.