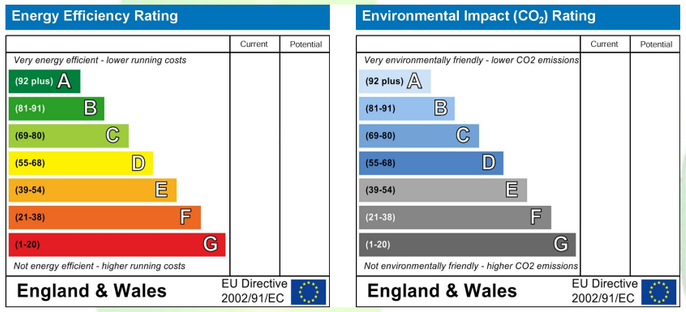
DIRECTIONS

From Kings Lynn travel west along the A17 towards Sleaford and at the African Violet Centre turn right onto Station Road. Continue along to the T-Junction and turn right onto Lynn Road where the property can be found on the right hand side easily identified by our For Sale board.



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

10 Lynn Road Terrington St. Clement Norfolk PE34 4JX

NEW BUILD THREE BEDROOM DETACHED HOUSE WITH GARAGE & DRIVEWAY

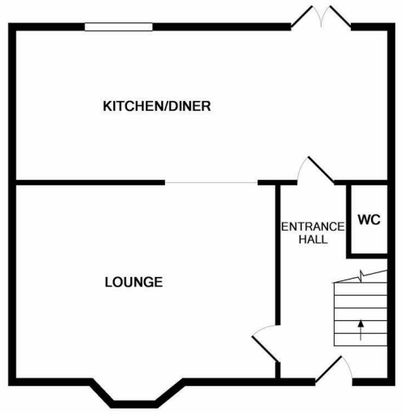
Terrington St. Clement **£260,000 Freehold**

HALLWAY	12'3 x 7'0 (3.73m x 2.13m)
CLOAKROOM	4'8 x 3'3 (1.42m x 0.99m)
LOUNGE Window to front aspect.	16'4 x 14'1 into bay (4.98m x 4.29m into bay)
KITCHEN/DINER Window and French doors to rear aspect.	23'11 x 9'7 (7.29m x 2.92m)
BEDROOM 1 Radiator. Window to front aspect.	13'3 x 12'6 (4.04m x 3.81m)
BEDROOM 2 Radiator. Window to rear aspect.	14'1 x 9'8 (4.29m x 2.95m)
BEDROOM 3 Radiator. Window to front aspect.	10'3 max x 9'0 max (3.12m max x 2.74m max)
BATHROOM Window to rear aspect.	9'5 x 6'5 (2.87m x 1.96m)
SINGLE GARAGE	

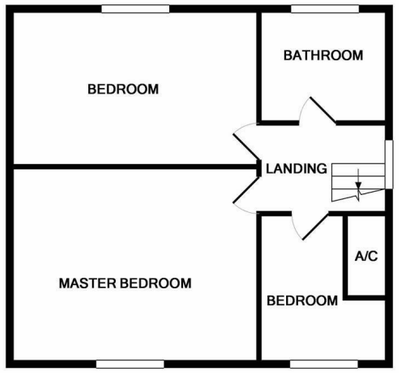
FRONT GARDEN
Laid to shingle with decorative slate area. Driveway leading to the garage.

REAR GARDEN
Laid to lawn.

We are delighted to offer this New Build three bedroom detached house with garage and driveway. The property has been constructed by the highly respected local builders Warnes & Edwards and benefits from air source heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, cloakroom, lounge and kitchen/diner on the ground floor with three bedrooms and bathroom on the first floor. Outside offers rear garden laid to lawn. No Upward Chain.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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