



Shepherdsgate Road, Tilney All Saints, King's Lynn, PE34 4RP

welcome to

Shepherdsgate Road, Tilney All Saints, King's Lynn

Located in Tilney All Saints which is a tranquil village located approximately 5 miles from Kings Lynn town centre and is surrounded by fields is this attractive three bedroom semi detached cottage. Viewing highly recommended.



Entrance Door To:-

Utility/Garden Room

11' x 7' 9" (3.35m x 2.36m)

UPVC construction under polycarbonate roof, exit door to rear

Kitchen

11' 5" x 6' 10" (3.48m x 2.08m)

Range of base and wall units, roll edge work top, inset stainless steel sink, space for cooker, fridge and freezer, double glazed window, door to:-

Bathroom

Bath, low level WC, wash hand basin, window

Living Room

15' 3" x 11' 11" (4.65m x 3.63m)

Two double glazed windows, radiator, fireplace with inset wood burner

Dining Room

15' x 9' 11" (4.57m x 3.02m)

Double glazed window, fireplace with inset electric fir, stairs to first floor,

Conservatory

16' 9" x 11' 7" (5.11m x 3.53m)

UPVC construction under polycarbonate roof, door to rear

First Floor Landing

Cloakroom

Low level WC, wash hand basin, window

Bedroom One

11' 1" x 10' (3.38m x 3.05m)

Two built-in wardrobes, window

Bedroom Two

11' 11" x 7' 5" (3.63m x 2.26m)

Window

Bedroom Three

7' 5" x 6' 2" (2.26m x 1.88m)

Window

Outside

The property is approached by a sweeping drive giving off road parking for several vehicles. The remainder of the garden is laid to lawn. The rear garden has a patio area and laid mainly to lawn and a garden shed.

Agents Note

Property has oil heating and wood burner. Private sewerage, Septic tank is shared with next door.



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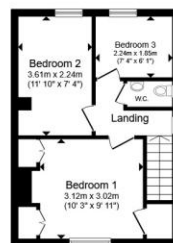
- Tranquil Setting in Tilney All Saints
- Surrounded by Fields
- Semi Detached Cottage
- Three Bedrooms
- Two Reception Rooms

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in excess of
£280,000



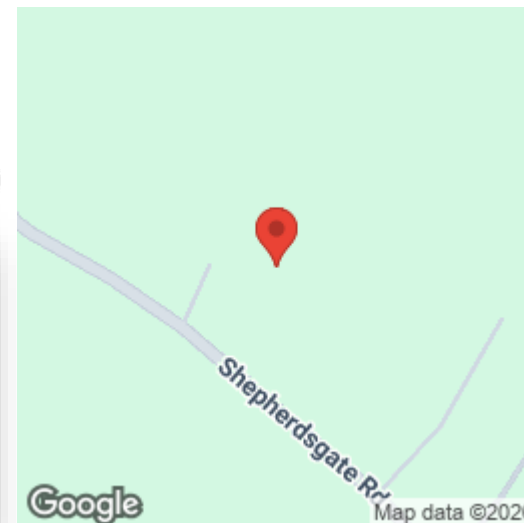
Ground Floor



First Floor

Total floor area 98.7 m² (1,063 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
KLN120006 - 0002

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