



Orchard Grove, West Lynn, King's Lynn, PE34 3LE

welcome to

Orchard Grove, West Lynn, King's Lynn

Located in the popular village of West Lynn which has good local amenities including convenience store/post office, primary school and the West Lynn Social Club is this beautifully presented three bedroom semi detached house with larger than average garden. Viewing highly recommended.



Double Glazed Entrance Door To Entrance Hall

Ceramic tiled floor, stairs to first floor, double glazed window,

Cloakroom

Low level WC, wash hand basin, double glazed window, ceramic tiled floor

Lounge

28' into bay x 11' 11" into recess (8.53m into bay x 3.63m into recess)
Stone fireplace on tied mantle with log store, upright radiator, double glazed bay window, further radiator, bi-fold doors to-

Open Plan Kitchen/ Breakfast

17' 11" max x 20' 1" max (5.46m max x 6.12m max)
Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in double oven, electric hob, extractor over, integrated fridge freezer and dishwasher, space for washing machine, breakfast bar with cupboards below, space for American-style fridge freezer, ceramic tiled floor, double glazed window, bi-fold doors to rear, lantern windows, inset spotlights

First Floor Landing

Double glazed window, loft hatch

Bedroom One

11' 10" x 9' 9" (3.61m x 2.97m)
Double glazed window, radiator, fitted wardrobes

Bedroom Two

12' x 9' 3" (3.66m x 2.82m)
Double glazed window, radiator

Bedroom Three

9' 2" x 6' 8" (2.79m x 2.03m)
Double glazed window, radiator

Bathroom

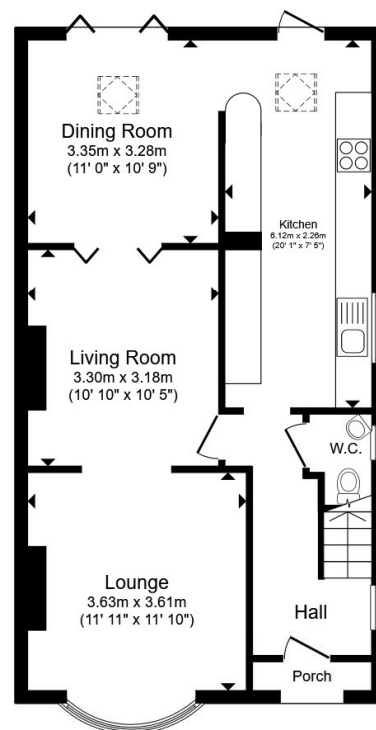
8' 9" max x 7' 4" (2.67m max x 2.24m)
Bath, shower cubicle, low level WC, wash hand basin in vanity unit, wood effect laminate floor, ceramic tiled floor, double glazed window, airing cupboard housing hot water tank, heated towel rail

Outside

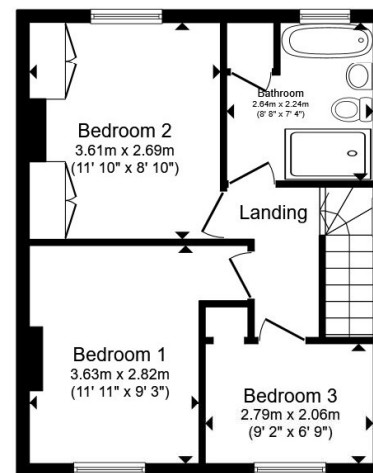
To the front is a gravel drive giving off road parking for 2/3 cars and leads to a detached single garage with courtesy door to rear. side gate gives access to the generous size rear garden which has a raised paved patio with steps leading down onto the mainly lawned garden with a variety of mature shrubs and plants.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 103.4 m² (1,113 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



welcome to

Orchard Grove, West Lynn, King's Lynn

- Popular Village of West Lynn
- Good Local Amenities
- Ferry Service into Kings Lynn
- Semi Detached House
- Open Plan Lounge/ Diner/ Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN117551 - 0002

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