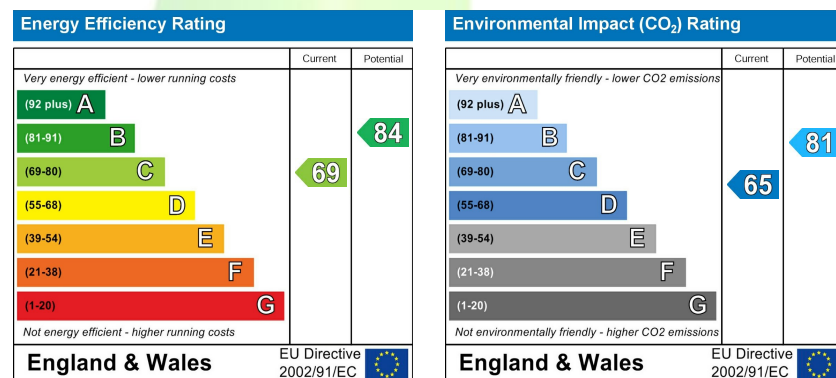


DIRECTIONS

From the Kings Lynn town centre proceed out towards the Gaywood shopping area and turn right onto Gayton Road. Continue along and at the mini roundabout turn left onto Elvington then left onto Langland where the property can be found on the left 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.



29 Langland King's Lynn Norfolk PE30 4TH

**FOUR BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE & DRIVEWAY
NO UPWARD CHAIN**

King's Lynn

£300,000 Freehold



HALLWAY Storage cupboard.	6'10 x 4'10 (2.08m x 1.47m)
CLOAKROOM Two piece suite comprising wash hand basin and w.c.	8'3 x 3'0 (2.51m x 0.91m)
LOUNGE Window to front aspect.	15'2 x 11'7 (4.62m x 3.53m)
SNUG French doors to garden.	11'0 x 9'5 (3.35m x 2.87m)
DINING ROOM Window to side aspect. French doors to garden.	15'4" > 11'4 x 11'7 max (4.67m > 3.45m x 3.53m max)
KITCHEN Range of wall, base and drawer units. Space for dishwasher and cooker. Breakfast bar.	12'4 x 8'11 (3.76m x 2.72m)
UTILITY Wall, base and drawer units. Space for washing machine.	8'5 x 8'2 (2.57m x 2.49m)
LANDING	
MASTER BEDROOM Built-in wardrobes. Window to front aspect.	15'3 x 8'8 (4.65m x 2.64m)
EN-SUITE SHOWER ROOM Three piece suite comprising shower cubicle, wash hand basin and w.c.	8'4 x 5'7 (2.54m x 1.70m)
BEDROOM 2 Built-in wardrobes. Window to rear aspect.	11'0 x 8'10 (3.35m x 2.69m)
BEDROOM 3 Built-in wardrobes. Window to front aspect.	11'11 x 8'1 (3.63m x 2.46m)
BEDROOM 4 Built-in wardrobes. Window to front aspect.	8'6 x 6'3 (2.59m x 1.91m)
BATHROOM Three piece suite comprising bath with shower over, wash hand basin and w.c.	6'10 x 5'7 (2.08m x 1.70m)
DOUBLE GARAGE	
REAR GARDEN Enclosed, mainly laid to lawn with shrubs and patio area. Backing onto the woods.	

We are delighted to offer this four bedroom detached house with double garage and shingle driveway. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, cloakroom, lounge, snug, dining room, kitchen and utility on the ground floor, master bedroom with en-suite shower room, three further bedrooms and bathroom on the first floor. The rear garden is enclosed, mainly laid to lawn with shrub and patio area. Backing onto the woods. No Upward Chain.

