

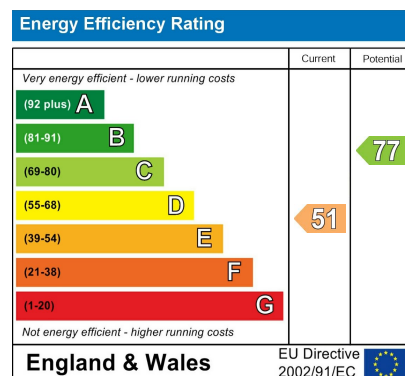


brittons
estate agents

www.brittons.net

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 after a short distance along 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.



24 Lynn Road Terrington St Clement Norfolk PE34 4JX

SPACIOUS THREE BEDROOM DETACHED BUNGALOW WITH PARKING AND NO UPWARD CHAIN

Terrington St Clement

£290,000 Freehold

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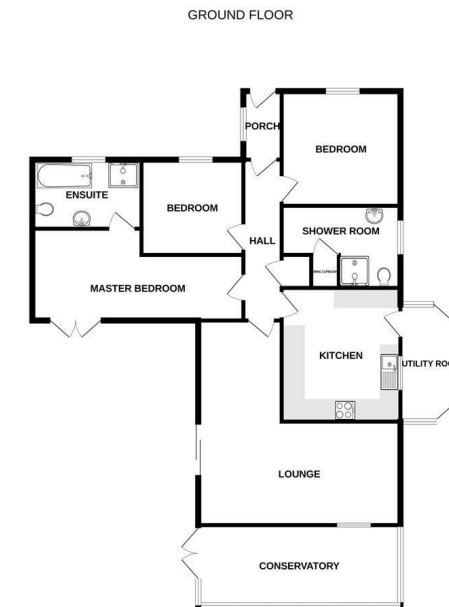




- PORCH** 6'8 x 5'8 (2.03m x 1.73m)
Tiled floor. Window to side aspect.
- HALLWAY** 15'1 x 3'9 (4.60m x 1.14m)
Tiled flooring, loft access, radiator.
- LOUNGE** 20'10 x 17'10 (6.35m x 5.44m)
Tiled flooring. Patio door to side aspect. French doors to conservatory. Window to rear aspect. Air conditioning unit. Double radiator.
- KITCHEN** 12'10 x 11'3 (3.91m x 3.43m)
A range of wall, base and drawer units, electric hob and over. Tiled flooring. Window to side aspect. Door to utility room.
- SHOWER ROOM**
W.C. Hand wash basin with vanity unity. Shower enclosure with thermostatic mixer bar. Airing cupboard. Window to side aspect. Heated towel rail.
- MASTER BEDROOM** 20'8 x 11'1 max (6.30m x 3.38m max)
Tiled flooring, air conditioning unit, French doors to rear garden, Triple radiator.
- EN-SUITE**
W.C. Hand wash basin and vanity unit, bath with mixer taps and shower attachment. Shower enclosure with thermostatic mixer bar. Heated towel rail. Window to front aspect. Tiled flooring.
- BEDROOM TWO** 11'8 x 11'3 (3.56m x 3.43m)
Tiled flooring. Window to front aspect. Double radiator.
- BEDROOM THREE** 10'11 x 9'4 (3.33m x 2.84m)
Tiled flooring, Window to front aspect. Double radiator. Air conditioning unit.
- CONSERVATORY** 14'6 x 9'7 (4.42m x 2.92m)
Tiled flooring. French doors to rear garden. Double radiator. Air conditioning unit.
- UTILITY ROOM** 13'5 x 5'7 (4.09m x 1.70m)
Space for washing machine and tumble dryer. Tiled flooring. Doors to garden.
- FRONT GARDEN**
Gravel driveway with parking for multiple vehicles.
- REAR GARDEN**
Enclosed rear garden. Brick weave patio area. Covered seating area and hot tub. Wooden shed. Greenhouse.



Brittons are delighted to present this Three Bedroom detached bungalow in the popular village of Terrington St Clement. This spacious property provides parking for multiple vehicles and contains a fully enclosed low maintenance rear garden with a fantastic, covered entertaining area. The bungalow comprises of a porch, hallway, utility room, modern fitted kitchen and shower room. The master bedroom has an en-suite with bath and shower enclosure, plus French doors opening onto the rear garden. There are two further double bedrooms, a good size lounge/diner leading to the conservatory. The lounge, master bedroom and conservatory all benefit from air conditioning units. The enclosed rear garden is mainly laid to brick weave patio with covered seating areas and a hot tub. No Upward Chain.



While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of floor, wall, ceiling and space area are approximate and not necessarily to scale. No responsibility is accepted for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such in conjunction with the verbal presentation. The images, layout and specifications are subject to change without notice.
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