



Clenchwarton Road, West Lynn, King's Lynn, PE34 3LJ

welcome to

Clenchwarton Road, West Lynn, King's Lynn

Located in West Lynn is this beautifully presented two bedroom end of terrace cottage with two reception room, and a sunroom, large rear garden and summer house. Viewing highly recommended.



Entrance Door To:-

Kitchen

8' 10" x 12' 3" (2.69m x 3.73m)
Range of base and wall units, roll edge work top, inset sink with mixer tap over, space for cooker, fridge freezer, dishwasher and washing machine, double glazed window, door to:-

Conservatory

10' 11" x 8' 4" (3.33m x 2.54m)
Polycarbonate roof, double doors to rear, wood effect laminate floor, radiator

Lounge

10' x 10' 8" (3.05m x 3.25m)
Double glazed window, radiator, recess shelving, storage cupboard, stairs to first floor

Sitting Room

10' 10" x 9' 10" (3.30m x 3.00m)
Double glazed window, radiator, recess shelving and cupboards, fireplace with inset wood burner

First Floor Landing

Bedroom One

12' x 9' 11" (3.66m x 3.02m)
Double glazed window, radiator

Inner Hallway

Inset spotlights

Bedroom Two

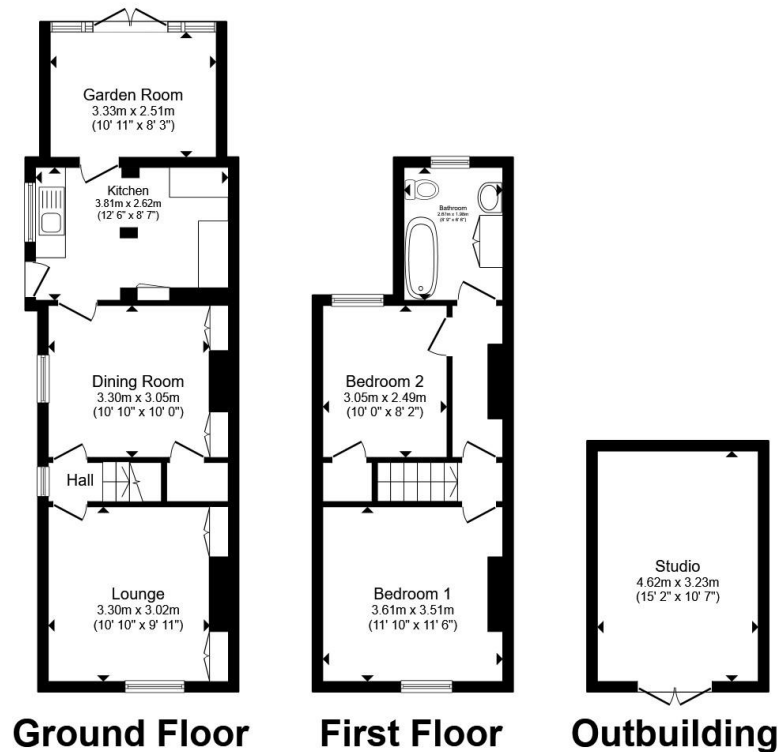
10' x 8' 1" (3.05m x 2.46m)
Double glazed window, radiator, storage cupboard housing boiler

Bathroom

8' 11" x 6' 6" (2.72m x 1.98m)
Bath with mains shower and shower screen, low level WC, wash hand basin, double glazed window, airing cupboard housing hot water tank

Outside

There is hardstanding to the front with the option of off road parking subject to planning. There is a gate leading to the entrance and the good size rear garden laid mainly to lawn with patio area and summer house with power and light. The garden is enclosed by timber fencing.



Total floor area 94.5 m² (1,017 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
Clenchwarton Road, West Lynn,
King's Lynn

- End of Terrace Cottage
- Two Bedrooms
- Two Reception Rooms
- Sunroom
- Bathroom

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

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN120102 - 0003

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