

LANDLES



98 Lynn Road | Terrington St Clement



The detached, individual 3 bedroom bungalow situated in mature, rural surroundings on the edge of Terrington St Clement village.

Generous sized plot of circa 0.85 acres (stms)

Set well back with delightful rural views over fields at the rear.

Double garage with first floor & outbuildings.

Ready for a general renovation – Excellent opportunity

Guide Price £465,000

Folio: L/611ts





- Entrance Hall
- Living Room
- Breakfast Kitchen
- Dining Room
- 3 Bedrooms
- Bathroom



- Conservatory
- Large Plot extending to circa 0.85 acres
- Double Garage & Outbuilding
- Oil Fired Rad CH
- No Onward Chain

98 Lynn Road is a detached brick & tiled 3 bedroom bungalow situated on the edge of the popular West Norfolk village of Terrington St Clement. The property has a rural feel backing onto open fields and offers generous sized internal accommodation which is now ready for a new owner to update to their own specification. Externally, the garden wraps around the property and includes a detached double garage with first floor storage and a further extensive brick outbuilding just to the rear of the bungalow. **Terrington St Clement** is a large village situated around 5 miles to the West of King's Lynn. The area is well served by a range of local amenities including village mini-market, independent shops, doctors surgery, vets, butchers, primary school & secondary school. At the centre of the village is an extensive recreation and cricket ground, along with the large parish church. Transport links around the area include the A17 & A47 trunk roads, frequent bus services in & out of the village and mainline railway from King's Lynn to London Kings Cross via Ely & Cambridge.

Entrance Porch

5' 3" x 2' 10" (1.6m x 0.86m)

With double glazed front door, tiled floor and wooden inner door with decorative glazed panels.

Entrance Hall

19' 8" x 5' 11" (5.99m x 1.8m)

With radiator, BT telephone point and hatch to roof space.

Living Room

19' 6" x 12' 10" (5.94m x 3.91m) (max into bay)

Dual aspect with bay window to front, stone fireplace with open fire, 2 radiators, television aerial point, points for wall lights and room thermostat.

Breakfast Kitchen

20' 8" x 10' 3" (6.3m x 3.12m) (max)

With fitted wall & base units, fitted worktops, 1 & ½ bowl ceramic sink with monobloc tap, electric high level double oven, electric hob with extractor over, tiled floor, part tiled walls, radiator, television aerial point and oil-fired boiler.

Dining Room

12' 11" x 11' 10" (3.94m x 3.61m)

With radiator and television aerial point.

Conservatory

21' 6" x 13' 8" (6.55m x 4.17m)

With French doors leading out to the patio, side door, tiled floor, 2 radiators, television aerial point and points for wall lights.

Bedroom 1

14' 8" x 12' 11" (4.47m x 3.94m) (max into bay)

Dual aspect with bay window to front, radiator and television aerial point.

Bedroom 2

12' 10" x 12' 5" (3.91m x 3.78m)

With radiator and points for wall lights.

Bedroom 3

11' 5" x 7' 9" (3.48m x 2.36m)

With radiator.

Bathroom

11' x 7' 10" (3.35m x 2.39m)

With low level WC, pedestal hand basin, shower cubicle with glazed screen/door and thermostatic shower, panelled bath with mixer tap, tiled floor, tiled walls, radiator, and airing cupboard housing hot water cylinder & programmer.

Double Garage

19' 6" x 17' (5.94m x 5.18m)

With 2 electric roller doors, personal door, lighting and power.

Rear Storage Area

12' 2" x 5' 5" (3.71m x 1.65m)

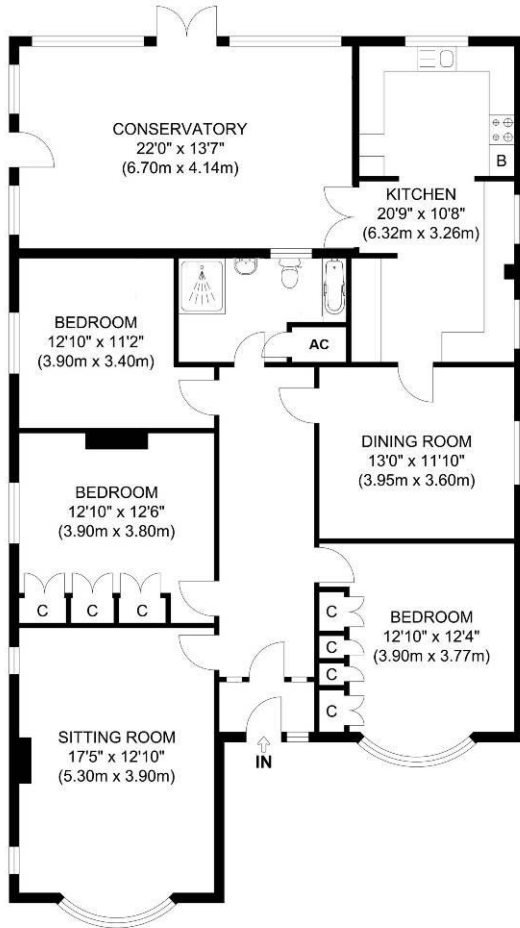
With steps to;

First Floor

22' 5" x 11' 11" (6.83m x 3.63m) (max)

Outside

The property sits well back from Lynn Road on a wide plot of approx. 0.85 acres (stms) and is accessed via a long-gated gravel driveway which leads to the detached double garage. Majority of the land is lawned with a paved patio area at the rear of the bungalow and large outbuilding 58' 10" x 26' 6" (17.93m x 8.08m) with rural views backing onto fields.



98 Lynn Road, Terrington St Clement, PE34 4JX

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D	56 d	
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services Mains water and electricity are understood to be available. Independent drainage. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "D" with a current annual charge of £2,076.68, 2022/2023.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.



IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

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