

**LANDLES**



**“Church Cottage”, 61 Gayton Road | Grimston**

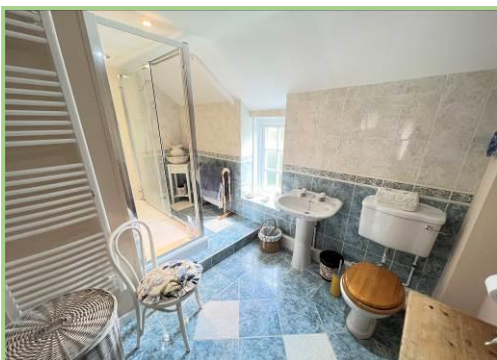


**The most attractive 2 bedroom period cottage situated adjacent to St Botolph's Church, Grimston. Well laid out accommodation with UPVC double glazing and most conveniently located within walking distance of village amenities.**

**Guide Price £350,000**

Folio: G/427ss







- Living Room
- Breakfast Kitchen
- Conservatory
- Downstairs WC
- Stairs to First Floor Landing
- 2 Double Bedrooms



- Shower Room
- Front Garden & Parking
- Garage
- Delightful Position - No Onward Chain
- Electric Heating

**Grimston** is a sought-after village situated around 6 miles to the East of King's Lynn and forms part of a group with neighbouring Congham, Roydon and Pott Row. These villages provide residents with a range of local amenities including shop, Post Office, doctors surgery, pubs, butchers and spa hotel at Congham Hall. The area is surrounded by delightful countryside with various local walking spots on the doorstep including NWT Roydon Common and Royal Sandringham, both only a short drive away. The famous North Norfolk coastline with its broad, sandy beaches and secluded villages is also within easy reach via the A149 coast road. King's Lynn offers a further range of amenities both in the town centre and Hardwick Retail Park which is well stocked with supermarkets and large retailers. The town centre benefits from a mainline railway station offering a direct route to London Kings Cross via the cities of Ely & Cambridge. **Church Cottage** is a most attractive carrstone and pantiled residence on the edge of Grimston village adjacent to St Botolphs Church. Well set back from Gayton Road, the property has a large frontage and is approached via a gated gravel driveway which provides a good level of screening and privacy. Internally, the property offers well laid out accommodation with Breakfast Kitchen, Living Room, Conservatory, 2 Double Bedrooms and a generous Shower Room. Having been well maintained, there are also the additions of modern UPVC double glazing, solar panels which are owned, electric ceiling heating and a boarded loft with power & 2 skylight windows.

#### Entrance Vestibule

With external door, tiled floor, hatch to roof space and electrical cupboard.

#### WC

With low level WC, pedestal hand basin with tiled surround and tiled floor.

#### Breakfast Kitchen 18' 5" x 12' 7" (5.61m x 3.84m)

With fitted pine wall & base units, fitted worktops, Belfast sink with monobloc tap, electric oven, electric hob with extractor above, point & space for a dishwasher, space for a fridge/freezer, tiled surrounds, tiled floor, BT telephone point and stairs to the first floor landing.

#### Living Room 18' 9" x 12' 5" (5.72m x 3.78m)

Dual aspect with French doors to the Conservatory, fireplace with woodburning stove, tiled surround and mantelpiece, alcove with shelving, points for wall lights, television aerial point and BT telephone point.

#### Conservatory 13' 1" x 10' 10" (3.99m x 3.3m)

With double glazing, polycarbonate roof, tiled floor, electric radiator and French doors to front patio.

#### Stairs to First Floor Landing

With hatch to roof space.

#### Bedroom 1 19' 2" x 12' 8" (5.84m x 3.86m) (max)

Dual aspect with built in cupboard and television aerial point.

#### Bedroom 2 12' 5" x 11' 6" (3.78m x 3.51m)

With airing cupboard housing hot water cylinder.

#### Shower Room 12' 3" x 7' 4" (3.73m x 2.24m) (max)

With low level WC, pedestal hand basin, electric shower with sliding glazed doors and hygienic wall cladding, tiled floor, electric towel radiator and ceiling spotlights.

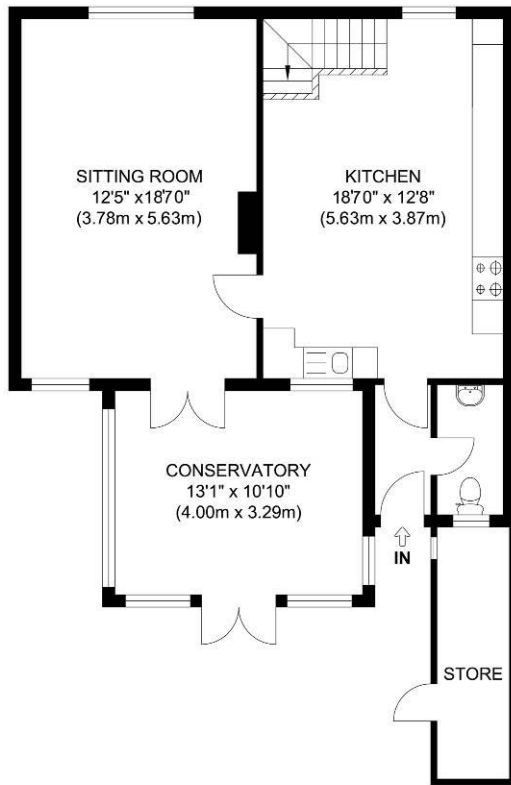
#### Outside Store Room 15' 6" x 3' 7" (4.72m x 1.09m)

With power, lighting and point for a washing machine.

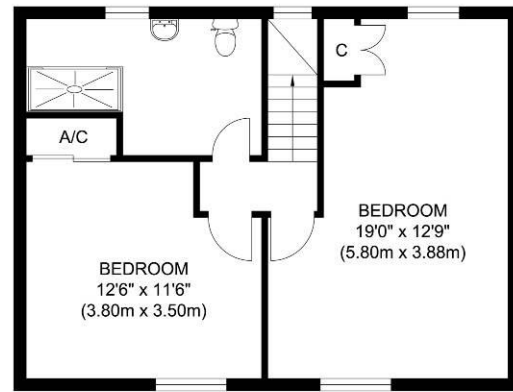
#### Garage 20' 1" x 10' 9" (6.12m x 3.28m)

With up & over door, lighting, power and boarded mezzanine area.





GROUND FLOOR

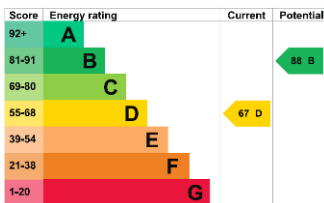


FIRST FLOOR

TOTAL APPROX FLOOR AREA OF HOUSE 1232.89 SQ.FT. (114.54 SQ. M.)

### Church Cottage, 61 Gayton Road, Grimston, PE32 1BG

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



**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, Electricity & Drainage is understood to be available. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "B" with a current annual charge of £1,613.48, 2023/2024.

**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.

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