



THE STORY OF

12 Back Lane

Pott Row, Norfolk

SOWERBYS

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12 Back Lane

Pott Row, Norfolk,
PE32 1BT

Renovated Throughout

Situated on a Quiet Lane

Adjacent to Fields

Detached Bungalow

Sitting Room with an Open Fireplace

Two Good Size Bedrooms

Beautifully Appointed Family Bathroom

Enclosed and Private Rear Garden

Sought After Village

Superb Walks on the Doorstep

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“...such a quiet home, it’s like being on holiday all the time.”

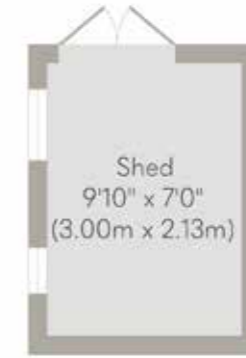
Throughout their ownership, our sellers have transformed this property, injecting character and warmth, and 12 Back Lane now sits as a loving family home. In a setting blessed with peace, tranquillity and privacy, the bungalow is adjacent to fields, making it perfect for countryside walks and getting away from it all.

Having been completely renovated, including new windows and doors, heating system, bathroom and kitchen, there is nothing left for a new owner to do but move in and make this their home.

The sitting room is bright and airy, with the fireplace adding a cosy feel on chilly evenings. The updated kitchen is well proportioned, perfectly suiting the property, with ample storage space and plenty of worksurfaces for you to practice your culinary skills.

Thoughtfully laid out, the two bedrooms are positioned to the front of the home, with the reception space to the rear having easy access out to the fully enclosed and private garden.





Shed
Approximate Floor Area
202 sq. ft
(18.76 sq. m)



WC 5'9" x 3'3" (1.75m x 0.99m)
Bathroom 6'7" x 5'9" (2.01m x 1.75m)

Approximate Floor Area
662 sq. ft
(61.50 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The outside space is very easily maintained. A gravel driveway provides parking for a number of vehicles, whilst the rear garden is spacious enough to entertain young and old alike. There's a fabulous decked seating area, where you can take in views over the fields, and a garden room, ideal for entertaining late into the evening.

Well presented and in a delightfully peaceful setting, 12 Back Lane offers a private and relaxed way of living.



“The garden is great for summer parties, and it’s lovely to watch the horses in the fields from the decking.”

ALL THE REASONS



Pott Row

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village about 5 miles east of King's Lynn, Pott Row merges with its neighbouring villages of Grimston, Roydon and Congham to form a wonderful community enjoying the best of countryside living with easy access to amenities.

Grimston has a general store and Post Office, a medical centre, and an outstanding first school. Residents and visitors are spoilt for places to eat and drink, with the fine Congham Hall Hotel and Restaurant and The Anvil Inn pub in Congham, the Three Horseshoes and the UnionJack pubs in Roydon, as well as the Old Bell guest house in Grimston. There's sure to be something to suit all tastes.

Congham holds the annual World Championship Snail Racing. The snails race on a circular course and the first to reach a marker close to the edge is deemed the world champion. Ready, steady...slow!

King's Lynn is within easy reach and is perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

The town has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches.

There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. The town also holds weekly markets and many events throughout the year. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross, approx. 1 hour and 40 minutes.



Note from the Vendor



Roydon Common

“The Common is great to walk with the dog, it's one of our favourite places to explore...”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 9034-3931-6200-3067-2204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///mule.path.fishnet

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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