



THE STORY OF

16 Nightingale Lane

King's Lynn, Norfolk

SOWERBYS

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16 Nightingale Lane

King's Lynn, Norfolk
PE30 2FD

Well Presented Mid-Terrace House

Two Double Bedrooms

Ideal First Home

New Home Guarantee-Built 2020

Close to Town Centre

Off-Road Parking

Investment Opportunity

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Welcome to this charming and thoughtfully designed home, ideal for first-time buyers or investors seeking both style and comfort.

Upon entering, a welcoming hallway greets you with contemporary yet timeless décor that flows seamlessly throughout the home. The kitchen/dining room is well equipped, perfectly proportioned to suit the home, and invites you to enjoy casual meals or intimate dinners alike.

The sitting room is a truly delightful space, bathed in natural light. Panel-effect walls add a touch of classic elegance, creating a cosy ambiance that makes this room perfect for relaxation or entertaining. French doors open onto a low-maintenance garden and patio—ideal for enjoying gatherings with friends or family or simply soaking up the sunshine in a private outdoor setting.

Upstairs, the home offers two well-proportioned bedrooms, providing peaceful retreats for rest and relaxation, along with a separate bathroom with over bath shower designed with both style and practicality in mind.

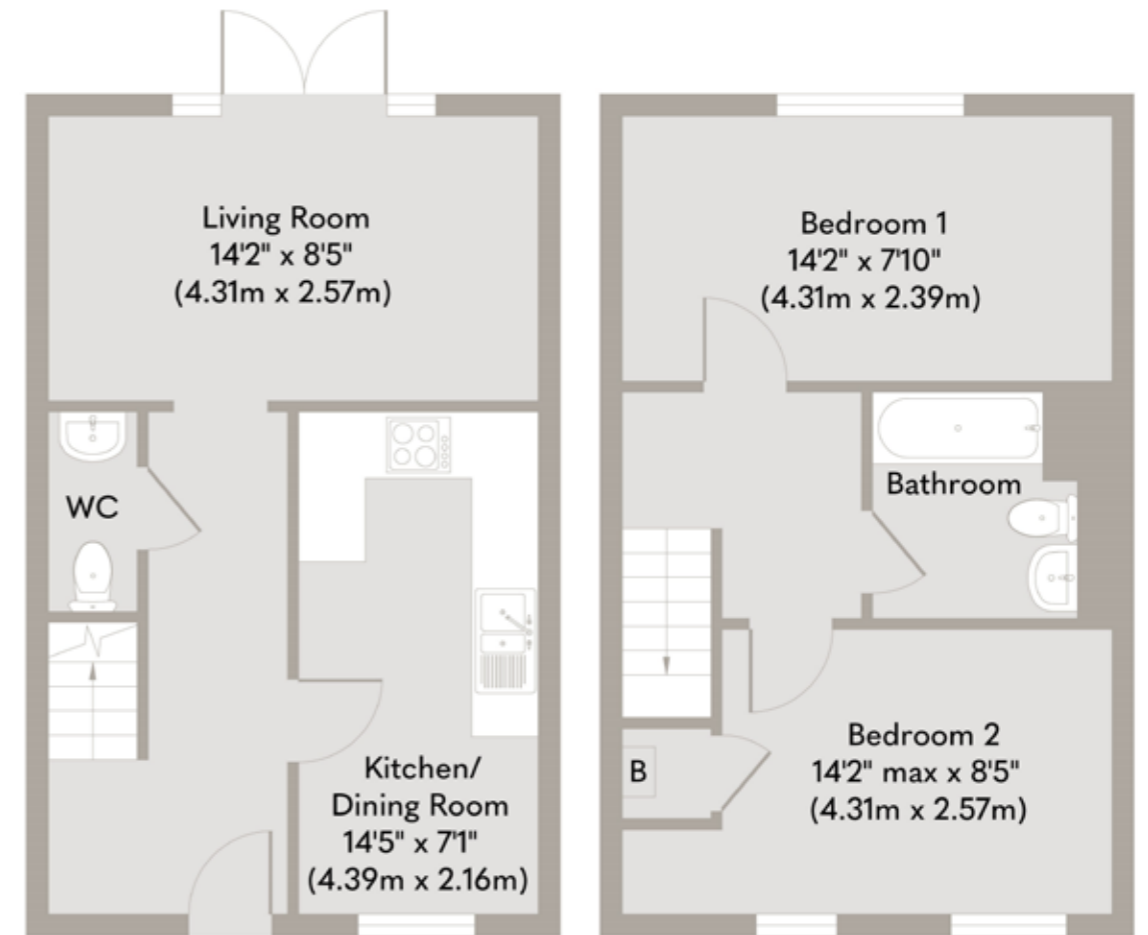
Perfectly situated, this home is near a sports and leisure facility with a children's play area, ideal for an active lifestyle. The historic port town of King's Lynn is just a short distance away, offering a blend of culture and convenience with its range of amenities. For those who love the outdoors, this location is a gateway to the Norfolk countryside, with the picturesque coast, scenic walks, and the renowned Royal Sandringham Estate all within easy reach.

Whether you're starting out or investing, this home offers a lifestyle that balances modern living with access to the best of Norfolk's heritage and natural beauty.



A touch of classic elegance... perfect for relaxation.





Ground Floor
Approximate Floor Area
323 sq. ft
(30.10 sq. m)

First Floor
Approximate Floor Area
315 sq. ft
(29.30 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.

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King's Lynn

AN HISTORIC MARKET TOWN
IN WEST NORFOLK

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.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route.



Note from Sowerbys



“A wonderful
blend of
culture and
convenience...”

King's Lynn.



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

B. Ref:- 0310-3812-6010-2020-6055

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: ///trucks.medium.sing

AGENT'S NOTE

A maintenance charge of £83.84 is payable biannually for the upkeep of shared areas.

There is a walkway access for the neighbour behind to access their parking space.

There is no neighbour access to the enclosed garden.

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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