



Introducing  
33 Macmillan Court,  
King's Lynn

**SOWERBYS**

Perfectly placed for easy access to both the Queen Elizabeth Hospital and King's Lynn town centre, this one-bedroom end-terraced house offers a convenient base for modern living. Whether it's a short commute to work, a quick trip into town, or a quiet evening at home, this property is well-suited to a low-maintenance lifestyle.

Step inside and straight into the lounge, a comfortable space to relax after a busy day, with the fitted kitchen at the rear. Upstairs the double bedroom offers a peaceful retreat, while the bright bathroom feels fresh and airy.

Outside, the rear garden features a patio area, ideal for unwinding in the evening or enjoying a quiet morning coffee. An allocated parking space adds to the practicality of this well-located home, making day-to-day life that little bit easier.

### **KING'S LYNN**

Located on the banks of the River Ouse, the popular town of King's Lynn is steeped in maritime history, with its fishing port still widely used today. From the much filmed old medieval centre around King's Lynn Minster to the redeveloped and pedestrianised Vancouver Shopping Centre. 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 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, approximately 1 hour and 40 minutes. The Sandringham Estate is about 5 miles away with attractive walks through the woods. Slightly further away is the North Norfolk Coastline with its beautiful long, sandy beaches.

### **COUNCIL TAX**

Band A.

### **ENERGY EFFICIENCY RATING**

D. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number.

### **AGENT'S NOTES**

- One Allocated Parking Space
- Photographs taken prior to current tenancy

### **LOCATION**

What3Words: [///rooms.yourself.concerned](https://www.what3words.com/rooms.yourself.concerned)



# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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