



White Lion Court, King's Lynn

**SOWERBYS**

The fitted kitchen comprises a range of matching wall and base units with wood effect worktop over, oven with hob and extractor over and space and plumbing for a washing machine and fridge freezer. Upstairs are two bedrooms and a shower room with enclosed shower cubicle, wash hand basin and WC. The property has electric radiator central heating, UPVC double glazing and there is one allocated parking space.

#### **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 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.

#### **Agents Note**

Photographs taken prior to current tenancy.

No pets permitted.

#### **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.

#### **Location**

What3words: ///starts.necks.volunteered







# 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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