

LANDLES



15 Queen Street | King's Lynn | Norfolk



Rare opportunity to acquire a most attractive Grade II Listed Georgian town house on a well known street set in the heart of historic Lynn. Generous sized internal accommodation set over 3 floors with cellar.

*Enclosed courtyard garden to the rear with favourable West facing aspect
No Onward Chain.*

Guide Price £395,000

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- Entrance Hall
- Sitting Room
- Dining Room
- Breakfast Kitchen
- Utility & Downstairs WC with Shower



- 4 Double Bedrooms Set Over 2 Floors
- Study Area
- Bathroom
- Enclosed West Facing Courtyard Garden
- Grade II Listed Period

King's Lynn is a historic market town situated on the banks of the River Great Ouse in West Norfolk. Offering a rich heritage with an array of interesting properties, there are two impressive market squares and delightful West facing quayside with eateries. Amenities are on offer in the town centre with national and independent retailers and further shopping opportunities available on the Hardwick Retail Park just to the South East of the town. There are good transport links afforded by the towns bus station and mainline railway with frequent services to London Kings Cross via Ely & Cambridge. The Hardwick interchange connects to the A47, A10 & A17 trunk roads with the nearby cities of Norwich & Peterborough accessible in around 1 hour by car. **Queen Street** is situated in the heart of historic Lynn located between the iconic customs house and Saturday Market Place and consists of attractive Georgian residences. **No. 15**, dating back to the same era, is positioned on the corner of Kings Staithe Lane and boasts an attractive double fronted red brick façade with pantiled roofs and an unusual curved corner. Grade II Listed, the internal accommodation is spacious with tall ceilings and an airy feel assisted by large sash windows which allow plenty of natural light to fill the rooms. Set over 3 floors including two good sized reception rooms, breakfast kitchen with utility, 4 bedrooms and study, there is also a useful cellar to the lower ground level with steps from the main entrance hall. Externally there is a pretty West facing courtyard garden to the rear which is paved with established planting making an ideal spot for alfresco entertaining.

Entrance Hall

With panelled front entrance door and fanlight, tiled floor with matwell, 2 radiators with thermostatic valves, room thermostat for CH and electrical consumer unit. Door to cellar stairwell and stairs to first floor landing.

Sitting Room 14' 9" x 13' (4.5m x 3.96m)

With 2 large sash windows, pine half window shutters, wood panelling to lower section of walls, open fireplace with pine surround and 2 radiators with thermostatic valves.

Dining Room 21' 4" x 9' 8" (6.5m x 2.95m) (max)

With 2 large sash windows, pine half window shutters, fireplace with gas fire and tiled/pine surrounds, wood panelling to lower section of walls, exposed wooden flooring and 2 radiators with thermostatic valves. Curved wall creating an alcove configured as a 'bar' area with walk in pantry cupboard.

Breakfast Kitchen 13' 5" x 10' 6" (4.09m x 3.2m)

With fitted base units, range of wall shelving, fitted worktops, eye level electric double oven, 5 ring gas hob, 1 & ½ bowl stainless steel sink with drainer & monobloc tap, tiled surrounds, large sash window, radiator with thermostatic

valve, extractor & BT telephone point. Alcoves with fitted units inset.

Utility 7' 8" x 3' 6" (2.34m x 1.07m)

With part glazed door to rear courtyard garden, stainless steel sink, point & space for a washing machine and shower with electric shower unit & tiled walls.

WC

With low level WC, wall mounted hand basin, tiled walls, radiator with thermostatic valve, and Worcester wall mounted gas combi boiler.

First Floor Landing

With exposed wooden flooring and airing cupboard.

Bedroom 1 14' 8" x 13' 11" (4.47m x 4.24m)

With 2 large sash windows, fireplace with gas fire and tiled/wooden surrounds and 2 radiators with thermostatic valves.

Bedroom 2 14' 8" x 10' 10" (4.47m x 3.3m)

With large sash window, curved wall, points for wall lights and radiator with thermostatic valve.

Bedroom 3 10' 7" x 9' 9" (3.23m x 2.97m)

With large sash window, decorative fireplace with pine surround, sink with tiled surround, point for a shaver and radiator with thermostat.

Library / Study 10' 11" x 10' 7" (3.33m x 3.23m)

With large sash window and radiator with thermostatic valve.

Bathroom 7' 8" x 7' (2.34m x 2.13m)

With low level WC, pedestal hand basin, panelled bath with electric shower above, tiled surrounds, radiator, electric towel radiator, electric fan heater, point for a shaver, point for a wall light and extractor.

Stairs to Second Floor

Bedroom 4 13' 10" x 10' 9" (4.22m x 3.28m) (max)

Dual aspect, Velux skylight window, internal leaded window to stairwell, exposed wooden flooring, ceiling spotlights, exposed beams, pedestal hand basin and point for a shaver. Door to attic.

Cellar

Stairs from hallway with steps down to passage with barrel vaulted ceiling leading to underground, vented cellar.

Rear Garden

Enclosed, paved courtyard garden with established planting. Gates to rear.



15, Queen Street, King's Lynn, Norfolk PE30 1HT

Total Floor Area Approx: 1729 ft² ... 160.6 m²

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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 All mains services are 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 "A" with a current annual charge of £1,529.56, 2025/2026.

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.

PRS Property Redress Scheme

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

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villages of North West Norfolk

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