



GRIMSTON ROAD, KINGS LYNN, NORFOLK

£350,000



104 Grimston Road, Kings Lynn, Norfolk,
PE30 3NS

DESCRIPTION

A well-presented three bedroom detached chalet style property set in a good-size plot with a detached double garage in the popular area of South Wootton. The spacious accommodation comprises of an entrance hall, dining room/snug sitting room, kitchen/breakfast room, conservatory, two bedrooms and bathroom on the ground floor together with a master bedroom and en-suite bathroom on the first floor. There is UPVC double glazing and gas fired central heating. The property is approached via a driveway providing ample off road parking and leads to the double garage. To the front of the property is a shingle area, flower borders and established trees. The rear garden is south facing and fully enclosed and with large lawns, flower and shrub borders with mature trees. There are numerous timber outbuildings, a greenhouse and patio area.

LOCATION

South Wootton has many local amenities including a pub serving food, shop and various amenities and is just 3 miles from the centre of Kings Lynn town centre. A wide range of shopping, leisure and educational facilities can be found in King's Lynn which also offers a main line direct rail link to London King's Cross (1hr 40mins).

ENTRANCE PORCH

UPVC double glazed entrance door with obscured glass side panels, tiled flooring, wooden door to:

ENTRANCE HALL

UPVC double glazed window to side, storage cupboard, smoke alarm, radiator.

SITTING ROOM

Two UPVC double glazed bays windows to front, fireplace with brick surround and gas fire, tiled marble hearth, shelving, TV point, radiator.



INNER HALLWAY

Telephone point, loft access, smoke alarm, thermostat and burglar alarm controls, radiator.

KITCHEN/BREAKFAST ROOM

UPVC double glazed window to front, range of wall and base units with worktops over and tiled splashbacks, 1 ½ bowl sink and drainer with mixer tap, built-in double oven, hob and extractor over, built-in fridge/freezer, tv point, airing cupboard housing hot water cylinder, further storage cupboard.



UTILITY

UPVC double glazed door to garden, UPVC double glazed window to side, plumbing for washing machine, space for tumble dryer, tiled floor, radiator.

DINING ROOM/SNUG

Electric effect fire set in tiled surround and hearth, UPVC double sliding doors to conservatory, stairs to first floor, radiator. TV point.



CONSERVATORY

Brick base with UPVC double glazed windows to three side and a pitched polycarbonate roof, double doors to garden, window to sides, tiled flooring, radiator.



BEDROOM

UPVC double glazed window to rear, TV point, radiator.

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UPVC double glazed window to rear, radiator.

BATHROOM

UPVC double glazed obscured glass window to rear, four piece suite comprising corner bath, shower cubicle with electric shower, pedestal wash hand basin, close coupled wc, fully tiled walls, spotlights.

FIRST FLOOR BEDROOM

UPVC double glazed window to rear, storage cupboard, eaves storage, radiator.

EN-SUITE BATHROOM

UPVC double glazed roof window, panelled bath, pedestal wash hand basin, low level wc.

OUTSIDE

The property is approached via a tarmac driveway with ample off road parking and leads to the detached double garage. The front garden is mainly laid to shingle with mature hedging providing privacy. The large fully enclosed rear garden is beautifully maintained with lawned areas, vegetable garden, patio, garden sheds and a greenhouse.



DOUBLE GARAGE

Two up and over doors, eaves storage, power and light.

SERVICES

Mains water, drainage & electric.

Gas fired central heating

Council Tax Band E

Postcode: PE30 3NS



Energy Performance Certificate



104, Grimston Road, South Wootton, KING'S LYNN, PE30 3NS

Dwelling type: Detached bungalow Reference number: 8046-7722-4179-9889-0902
 Date of assessment: 01 December 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 01 December 2016 Total floor area: 155 m²

Use this document to:

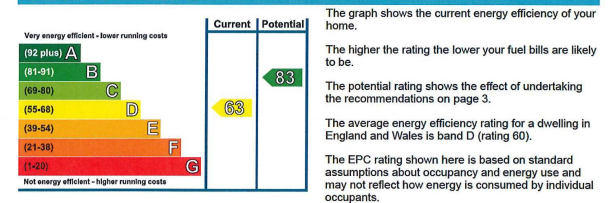
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,323
Over 3 years you could save	£ 1,596

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 243 over 3 years	
Heating	£ 3,525 over 3 years	£ 2,217 over 3 years	
Hot Water	£ 426 over 3 years	£ 267 over 3 years	
Totals	£ 4,323	£ 2,727	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

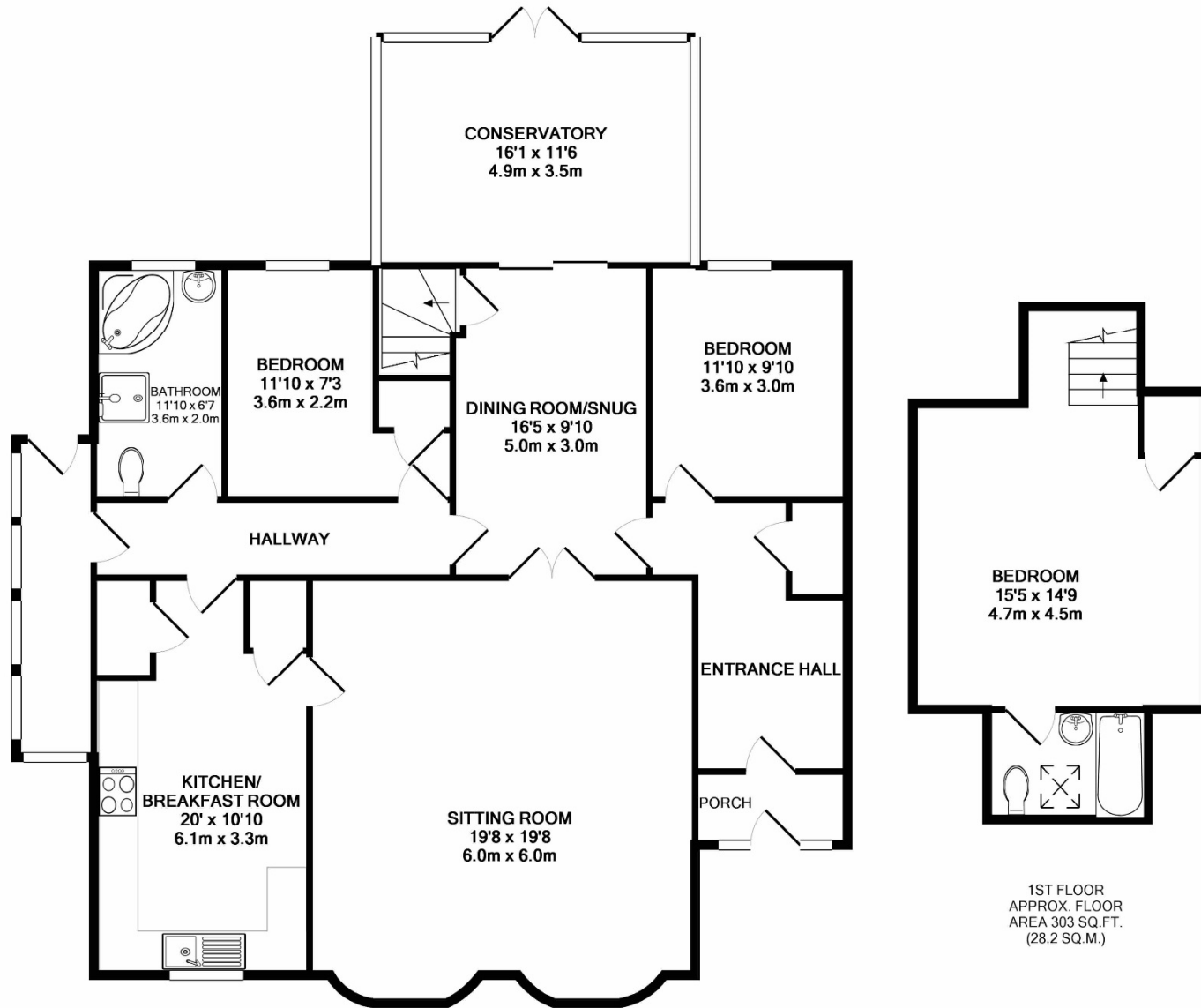


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 267	
2 Room-in-roof insulation	£1,500 - £2,700	£ 222	
3 Cavity wall insulation	£500 - £1,500	£ 591	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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