


### DIRECTIONS

From the Britttons office in Dersingham, turn left onto Hunstanton Road/Lynn Road, B1440. Drive straight over at the traffic lights and proceed into the village of Ingoldisthorpe, continue along Lynn Road and the property can be located on the right hand side.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
Very energy efficient - lower running costs				
(92 plus) A			(92 plus) A	
(81-91) B			(81-91) B	
(69-80) C			(69-80) C	
(55-68) D			(55-68) D	
(39-54) E			(39-54) E	
(21-38) F			(21-38) F	
(1-20) G			(1-20) G	
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC	England & Wales	
				

### NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



Plot 12 Lynn Road Ingoldisthorpe King's Lynn Norfolk PE31 6NS

**THREE BEDROOM DETACHED BUNGALOW**

**King's Lynn**

**£435,000 Freehold**

**ENTRANCE HALL**

**LIVING**

15'6" x 23'11" (4.73m x 7.31m)

**KITCHEN**

12'7" x 8'6" (3.85m x 2.60m)

**DINING**

15'6" x 23'11" (4.73m x 7.31m)

**CLOAKROOM**

WC & Hand basin

**UTILITY**

**MASTER BEDROOM**

12'1" x 10'1" (3.69m x 3.09m)

**EN-SUITE**

**BEDROOM 2**

12'1" x 8'0" (3.68m x 2.44m)

**BEDROOM 3**

12'1" x 10'11" (3.68m x 3.33m)

**BATHROOM**

The Lavender is a fabulous, newly constructed Three bedroom detached bungalow in the desirable coastal village location of Ingoldisthorpe.

The property benefits from a spacious open plan kitchen/living/dining area featuring bi-folding doors which lead to the rear garden.

The bungalow also benefits from a utility room and cloakroom.

There is a Master bedroom with en-suite and two further bedrooms plus a family bathroom.

Outside offers front and rear garden with 2 parking spaces.

