


### 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			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

### 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 10 Lynn Road Ingoldisthorpe King's Lynn Norfolk PE31 6NS

**FOUR BEDROOM DETACHED HOUSE**

**King's Lynn**

**£545,000 Freehold**

**ENTRANCE HALL**

**LIVING / DINING ROOM**

20'10" x 13'3" (6.35m x 4.04m)

**KITCHEN**

13'1" x 13'3" (4.00m x 4.05m)

**LOUNGE**

22'1" x 11'11" (6.73m x 3.63m)

**CLOAKROOM**

WC & Hand basin

10'3" x 13'3" (3.14m x 4.05m)

**MASTER BEDROOM**

**EN-SUITE**

10'9" x 12'0" (3.29m x 3.67m)

**BEDROOM 2**

10'9" x 13'2" (3.29m x 4.03m)

**BEDROOM 3**

11'0" x 12'0" (3.36m x 3.67m)

**BEDROOM 4**

**BATHROOM**

The Sandringham is a spacious, newly constructed Four bedroom detached home in the desirable coastal village location of Ingoldisthorpe.

The property benefits from a high specification open plan kitchen/dining area with bi-folding doors leading onto the garden. The comfortable lounge also provides access to the rear garden, via bi-folding doors. In addition, the ground floor includes a utility room, cloakroom and storage cupboard.

The first floor consists of a master bedroom with an en-suite shower room. Three further bedrooms, and a family bathroom. Outside offers front and rear garden with three parking spaces.

