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## Offers In Excess Of £250,000 Freehold



### 2 Senters Road, Dersingham, King's Lynn, PE31 6LJ

**\*\*NO ONWARD CHAIN\*\*** - A mature detached bungalow of a non-traditional construction that has had traditionally built extensions and offers accommodation including Entrance Hall, Kitchen, Living Room, Three Bedrooms, Shower Room and separate WC. The property which benefits from UPVC double glazing and gas central heating has gardens to the front and rear along with ample off road parking and a pre-fabricated garage.

The property is situated off a private road in a popular part of the sought after village of Dersingham. The village offers a wide range of facilities to include: doctor's surgery, vets, library, chemist, schools, supermarket, opticians and public houses. A wider range of shopping and leisure facilities can be found in King's Lynn which also benefits from a main line rail link to Ely, Cambridge and King's Cross. The royal estate of Sandringham is also within close proximity.

For further details and viewing arrangements in respect of the property, please contact our **GEOFFREY COLLINGS AND CO** office of Geoffrey Collings & Co.

## **UPVC FRONT ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Access to roof space, single radiator, built in storage cupboard, doors to:-

### **BEDROOM ONE**

12'10" max x 10'4" (3.91 max x 3.15)

Power points, telephone socket, single radiator, UPVC double glazed window to front, built in wardrobes.

### **BEDROOM TWO**

11'10" min x 10'5" (3.61 min x 3.18)

Power points, single radiator, UPVC double glazed window to rear, built in wardrobe, built in storage cupboard with drawers under, overhead cupboard.

### **BEDROOM THREE**

10'4" max x 8'10" max (3.15 max x 2.69 max)

Power points, single radiator, UPVC double glazed window to rear, built in storage cupboard, wall unit.

### **SHOWER ROOM**

7'3" x 4'8" (2.21 x 1.42)

UPVC double glazed window to rear, single radiator, full height ceramic wall tiling, 1165mm wide shower cubicle with fitted electric shower, pedestal wash hand basin.

### **SEPERATE WC**

4'10" x 3'10" (1.47 x 1.17)

UPVC double glazed window to rear, single radiator, small built in cupboard, low level WC.

### **LIVING ROOM**

16'8" max x 15'4" (5.08 max x 4.67)

Power points, television point, single radiator, UPVC double glazed window to front, feature fireplace with inset living flame gas fire, door to:-

### **KITCHEN**

18'5" x 9'0" (5.61 x 2.74)

Textured and coved ceiling, vinyl floor covering, power points, double radiator, UPVC double glazed windows to the front and rear. Range of matching wall and base units with round edged work surfaces over, tiled splashbacks, 1 1/2 bowl stainless steel sink unit with single drainer and mixer tap over, plumbing provision for dishwasher, tall boy cupboard housing gas fired boiler supplying domestic hot water and radiators, further tall boy cupboard unit with space for fridge/freezer, built in electric double oven, built in ceramic hob with cooker hood set in a pull out canopy over, UPVC double glazed door to outside.

### **OUTSIDE**

#### **FRONT**

An enclosed garden laid mainly to lawn with borders containing mature shrubs and plants along with inset mature shrubs and trees. Paved path to the front entrance door, gravelled driveway to the side supplying car standing and giving access via a fence and gate to a paved area in front of the garage.

#### **REAR**

Enclosed garden laid partly to paving and partly to shingle, outside tap, greenhouse.

## GARAGE

Pre-fabricated garage with timber double doors (a pedestrian gate and fence must be removed to get vehicular access to the garage.)

## DIRECTIONS

Leave our Dersingham office by tuning right onto Hunstanton Road and proceed out of the village on Lynn Road passing Mountbatten Road on your right then take the next left into Manor Road. Continue past the turnings for Manorside and Heath Road both on your right and Senters Road will be found just a short distance further along on the right hand side. Continue along Senters Road and the property will be found on the right hand side.

## SERVICES

Mains electricity, mains gas, mains water, mains drainage.

## COUNCIL TAX

Band C = £1,891.69 for 2023/24.

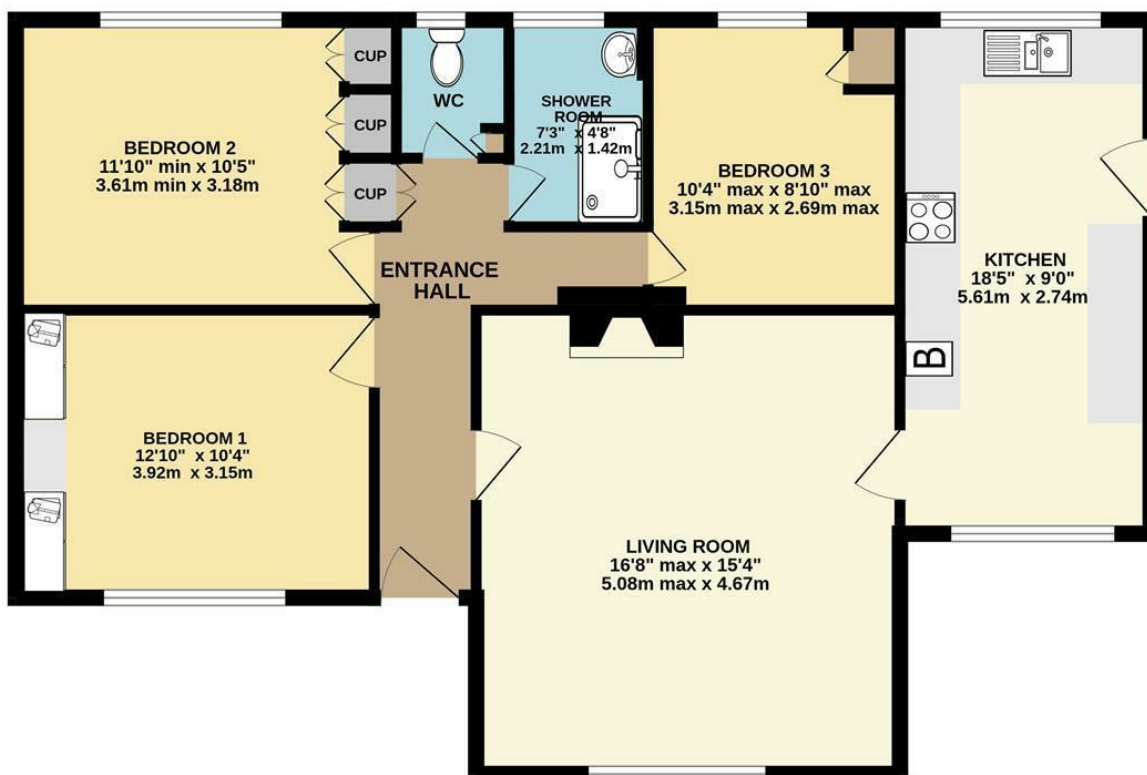
## ENERGY RATING

EPC - E.

## AGENTS NOTE

Buyers are advised that the original bungalow is a timber frame with brick skin construction. Consequently there is asbestos panelling in the internal walls of the old part of the bungalow and the garage also has asbestos panelling.

GROUND FLOOR  
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## **REFERRAL FEE DISCLOSURE**

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

### **REFERRAL SERVICE PROVIDERS:**

#### **Conveyancing**

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

#### **Financial Services**

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

#### **Surveys**

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

#### **Energy Performance Certificates**

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.