

# Geoffrey & Collings Co

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**Price £320,000 Freehold**



**36 Mountbatten Road, Dersingham, King's Lynn, Norfolk, PE31 6YE**

NO ONWARD CHAIN - A mature detached bungalow offering accommodation including:- Entrance Hall, Kitchen, Living Room, Dining Room, Conservatory, Three Double Bedrooms and Bathroom. 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 detached single garage.

The property is situated in a popular location within the sought after village of Dersingham. The village of Dersingham is situated midway between King's Lynn and the seaside town of Hunstanton and offers a wide range of facilities to include: doctors surgery, library, chemist, schools, supermarket, opticians and public houses as well as regular bus services to both the nearby towns. A wider range of shopping, leisure and medical facilities can be found in King's Lynn which also benefits from a main line rail link to Ely, Cambridge and London. The attractive scenery and walks of Royal Sandringham are also within very close proximity.

For further details and viewing arrangements in respect of the property, please contact our **DERSINGHAM OFFICE** office of Geoffrey Collings & Co.

## **UPVC ENTRANCE DOOR AT THE SIDE TO:-**

### **ENTRANCE HALL**

Textured and coved ceiling, access to roof space, power point, telephone socket, single radiator, doors to Kitchen, Living Room, Bedrooms and Bathroom.

### **KITCHEN**

12'6" x 10'5" (3.81 x 3.18)

Textured and coved ceiling, power points, vinyl floor covering, linen cupboard, UPVC double glazed window to side, plumbing provision for washing machine, gas fired boiler supplying domestic hot water and radiators, range of matching wall and base units with round edged work surfaces over, tiled splash backs, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, double tall boy unit, serving hatch to Dining Room, space for cooker with cooker hood over, space for fridge/freezer, UPVC double glazed door to side.

### **LIVING ROOM**

16'9" x 12'7" max (5.11 x 3.84 max)

Textured and coved ceiling, power points, television point, double radiator, UPVC double glazed window to side, feature brick open fireplace with hearth, gas point, opening through to Dining Room, UPVC double glazed double doors to:-

### **CONSERVATORY**

9'4" x 7'7" (2.84 x 2.31)

UPVC double glazing, poly carbonate roof, UPVC double glazed double doors to rear garden.

### **DINING ROOM**

10'6" min x 8'10" (3.20 min x 2.69)

Textured and coved ceiling, power points, double radiator, UPVC double glazed window to rear, serving hatch to Kitchen.

### **BEDROOM ONE**

12'1" x 10'9" (3.68 x 3.28)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front.

### **BEDROOM TWO**

11'0" x 10'9" (3.35 x 3.28)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front.

### **BEDROOM THREE**

9'0" x 8'7" (2.74 x 2.62)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to side.

### **BATHROOM**

8'2" x 7'6" (2.49 x 2.29)

Textured and coved ceiling, vinyl floor covering, UPVC double glazed window to side, electric wall heater, heated towel rail, suite comprising corner bath with tiled splash back, corner quadrant shower cubicle with full height ceramic wall tiling and fitted electric shower, vanity combi unit with inset wash hand basin, tiled splash back and low level WC with concealed cistern.

### **OUTSIDE**

#### **FRONT**

Garden laid mainly to gravel with inset shrubs and plants, concrete path across the front of the bungalow and down the left side giving pedestrian access to the Kitchen door and the rear, brick weaved driveway to the right hand side supplying ample off road parking and giving access to the Garage at the rear.

#### **GARAGE**

17'0" x 9'2" max (5.18 x 2.79 max)

Up and over door, power and lighting, window to rear.

## REAR

An enclosed garden laid mainly to gravel with inset shrubs, plants and trees, paved patio area off of the rear of the Conservatory.

## ADDITIONAL NOTES

## SERVICES

We understand that mains supply services of gas, water, electricity and drainage are connected to the property.

## COUNCIL TAX

Band D = £2032.82 for 2022/23.

## ENERGY RATING

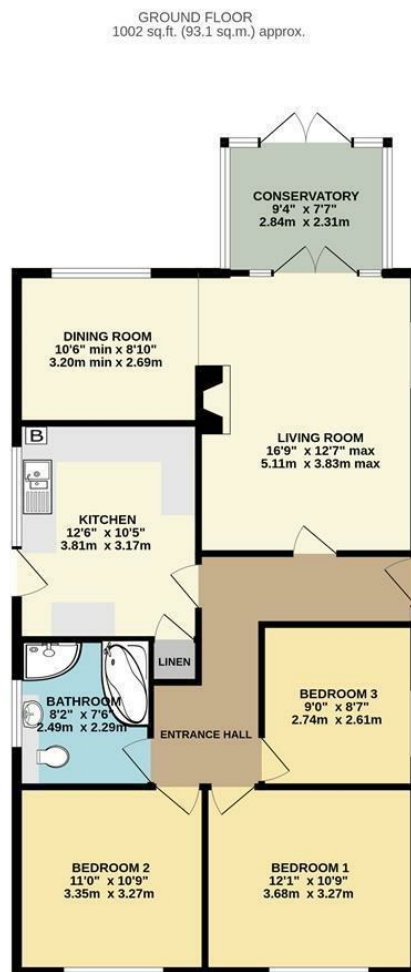
Band D.

## DIRECTIONS

Leave our Dersingham office by turning right onto Hunstanton Road heading towards King's Lynn and turn right into Mountbatten Road by the Co-op Supermarket. Continue along Mountbatten Road and the property will be found further along on the left hand side.

## AGENT NOTE

This property is offered with no onward chain. Probate granted January 2023.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 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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17 Blacktriars Street  
King's Lynn  
Norfolk  
PE30 1NN

7b Hunstanton Road  
Dersingham  
Norfolk  
PE31 6HH

50 Marshland Street  
Terrington St Clement  
Norfolk  
PE34 4NE

13 High Street  
Long Sutton  
Lincolnshire  
PE12 9DB

Email: [property@geoffreycollings.co.uk](mailto:property@geoffreycollings.co.uk)

## **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.