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Dersingham

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01406 362098

www.geoffreycollings.co.uk

Price £275,000 Freehold



5 Grovelands, Ingoldisthorpe, King's Lynn, Norfolk, PE31 6PG

A mature detached bungalow offering accommodation including: Entrance Hall, Cloakroom, Lounge/Dining Room, Kitchen, Inner Hall, Shower Room, Two Double Bedrooms and Conservatory. 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, a carport and a single garage.

The property is situated within the popular village of Ingoldisthorpe which gives easy access to the coastal resorts of Snettisham, Heacham and Hunstanton. The property is located within easy reach of the neighbouring village of Dersingham which offers a wide range of facilities to include; doctors surgery, vets, 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 **GEOFFREY COLLINGS AND CO** office of Geoffrey Collings & Co.

UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured and coved ceiling, laminate flooring. Doors to:-

CLOAKROOM

4'9" max x 2'8" (1.45 max x 0.81)

Textured and coved ceiling, tiled floor, UPVC double glazed window to side, wall mounted gas fired boiler supplying domestic hot water and radiators, low level WC with concealed cistern, corner wash hand basin with composite back splash.

LOUNGE/DINING ROOM

19'10" max narrowing to 18'7" x 12'5" (6.05 max narrowing to 5.66 x 3.78)

Textured and coved ceiling, laminate flooring, power points, television point, double radiator, UPVC double glazed windows to the front and side, door to inner hall, door to:-

KITCHEN

11'11" x 7'3" (3.63 x 2.21)

UPVC panelled ceiling with inset spot lights, tiled floor, power points, single radiator, UPVC double glazed window to side, plumbing provision for washing machine, range of matching wall and base units with white gloss doors and round edged work surfaces over, tiled splash backs, stainless steel sink with single drainer and mixer tap over, built-in electric oven, built-in ceramic hob with extractor hood over, built-in fridge freezer, UPVC double glazed door to side.

INNER HALL

Skimmed and coved ceiling, access to roof space, laminate flooring, two built-in storage cupboards. Doors to:-

SHOWER ROOM

6'5" x 5'5" min (1.96 x 1.65 min)

UPVC panelled ceiling with inset spot lights, tiled floor, UPVC double glazed window to side, double radiator, suite comprising; corner quadrant shower cubicle with full height composite back splash and fitted system mixer shower, vanity combi unit with round edged work surface along with cupboard under, low level WC with concealed cistern, wash hand basin set on a vanity unit with cupboard under along with composite back splash.

BEDROOM ONE

12'7" min x 9'5" (3.84 min x 2.87)

Textured and coved ceiling, laminate flooring, power points, double radiator, UPVC double glazed window to rear, built-in wardrobe.

BEDROOM TWO

10'4" x 8'11" (3.15 x 2.72)

Textured and coved ceiling, laminate flooring, power points, telephone socket, single radiator, UPVC double glazed window to side, UPVC double glazed door to:-

CONSERVATORY

12'9" x 6'4" (3.89 x 1.93)

UPVC double glazing over a brick base, polycarbonate roof, tiled floor, power points, television point, double radiator, UPVC double glazed slide and tilt door to rear.

OUTSIDE

FRONT

Garden laid mainly to gravel with inset shrubs and plants, concrete driveway supplying car standing with gates to the carport at the side and the garage at the rear, outside tap.

GARAGE

16'10" x 7'10" max (5.13 x 2.39 max)

Power roller door, power and lighting, window to rear, personnel door to the side.

REAR

Paved patio area off the rear of the conservatory, the garden is laid mainly to lawn and enclosed mainly by fencing with borders containing mature shrubs and plants, green house.

DIRECTIONS

Leave our Dersingham office by turning left onto Hunstanton Road, continue straight ahead over the traffic lights and head out of the village. On entering Ingoldisthorpe at the crossroads turn right into Hill Road and take the first left into Grovelands. The property will be found further along on the the left hand side.

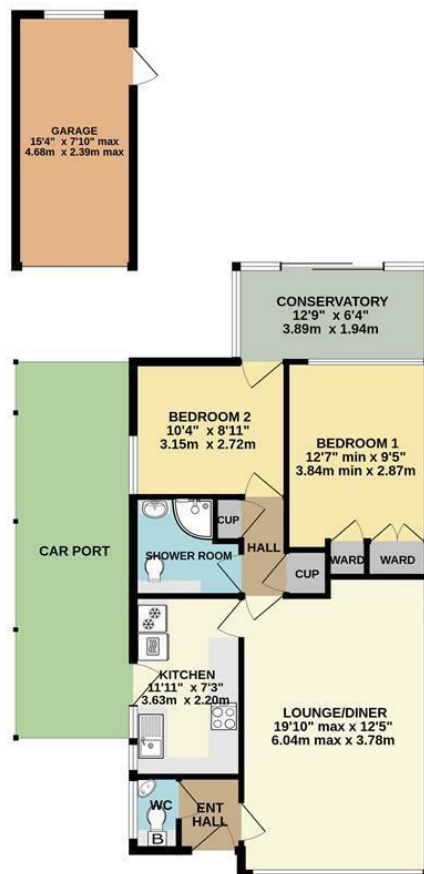
COUNCIL TAX BAND

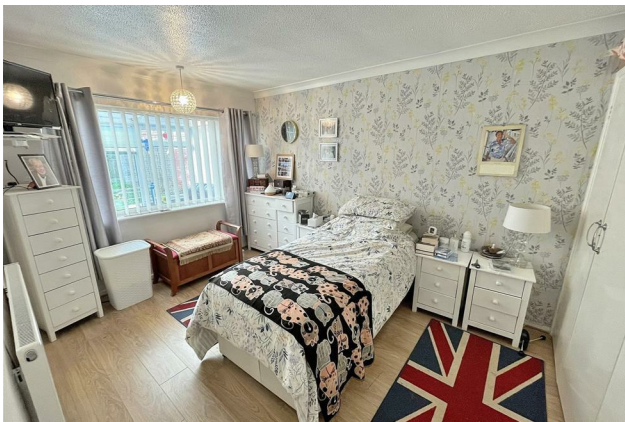
Band C - £1937.84 for 2024/2025 Borough Council of King' Lynn & West Norfolk

ENERGY PERFORMANCE RATING

Rate - D

GROUND FLOOR





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

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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;

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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.