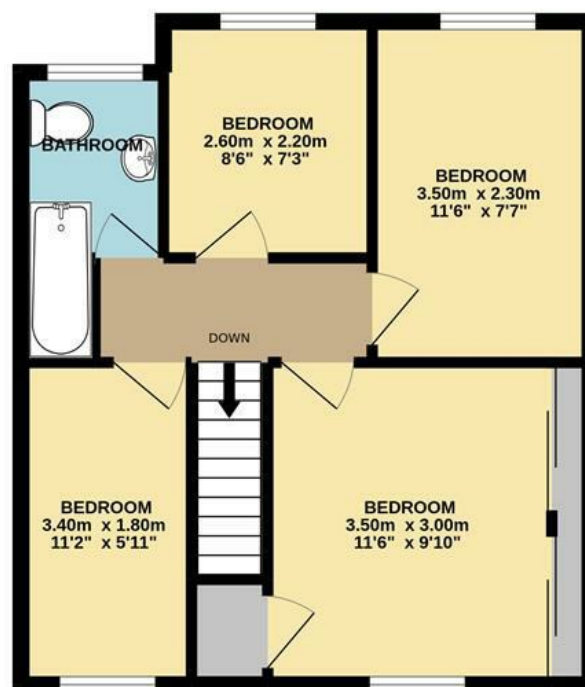


GROUND FLOOR  
62.9 sq.m. (677 sq.ft.) approx.



1ST FLOOR  
41.2 sq.m. (444 sq.ft.) approx.



TOTAL FLOOR AREA: 104.1 sq.m. (1120 sq.ft.) 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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Energy Efficiency Rating

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

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



Back Lane | King's Lynn | PE32  
Guide Price £300,000



abbotFox presents this generously proportioned, four bedroom semi-detached house. Occupying a fantastic position, with open field views to the rear, this home is an ideal opportunity for any buyer looking to enjoy village life. Accommodation comprises; entrance hall, lounge dining room, kitchen, utility, conservatory and office / bedroom five to the ground floor, with four comfortable bedrooms and a family bathroom to the first floor. Externally, sits on a generous plot, with ample off road parking to the front, and a generous, rear garden. With a well-regarded primary school in the village, and the home located within the sought after Litcham High School catchment area, this is a perfect opportunity for any family, with an internal viewing highly recommended.

Guide price £300,000 - £325,000

