



36 Lynn Road, Bircham £1150 PCM

Delightful Bircham comprises of three villages: Great Bircham, Bircham Newton, and Bircham Tofts. Bircham is approximately 15 miles from King's Lynn and 10 miles of Hunstanton and is therefore the perfect location to access the Norfolk coastline and all that is loved about Norfolk. Bircham offers 'The Church of St Mary and churchyard', 'The Kings Head Hotel', and the beautiful Bircham Windmill which is a must see, where visitors can enjoy the tasteful tea-rooms and explore the mill. Lynn Road is a sought-after location and provides easy access to surrounding villages and coastline, and the property is located next door to the tasteful 'Bircham Stores and Cafe' and adjacent you will find 'The Kings Head Country Hotel' benefitting from a newly renovated restaurant and bar.

Externally the property has been recently reconfigured to allow for allocated parking, garden, and external access into the dining room. Internally the property benefits from two reception rooms, contemporary kitchen, family bathroom and three bedrooms.

Front entry leads through to the hallway featuring fitted carpet, and to the right of entry is the first reception room, the lounge. The lounge benefits from double aspect windows providing a bright and airy room, fitted carpet and open fire.

The kitchen offers base units, work surfaces, sink with drainer and double aspect windows to the rear. The kitchen is completed with fitted flooring, splash back tiles, neutral decoration and there is available space for white goods and a cooker.

The dining room is a generous space offering flexibility in terms of use and is perfect as an office, playroom, or dining room. The reception room has been completed with neutral decoration and fitted with carpet. The dining now features access to the garden perfect for the summer weather.

The upper floor features three well-proportioned bedrooms and the family bathroom; the bathroom comprises of bath with shower over attachment, WC, hand basin, and splashback tiles. The bathroom is completed with neutral decoration and fitted flooring. The property further benefits from the rarity of three double bedrooms, all offering neutral decoration, fitted carpet and secondary glazing.

Further benefits include oil central heating, secondary glazing throughout, allocated parking and garden.

Council tax band C. [Property information](#)

EPC rating E. Energy performance certificate (EPC) – [GOV.UK \(find-energy-certificate.service.gov.uk\)](https://gov.uk/find-energy-certificate.service.gov.uk)

To apply please contact the Lettings Agent for further details -
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