



**brittons**  
estate agents

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### DIRECTIONS

From our Kings Lynn office (Norfolk Street). Bear left onto Blackfriars Road B1154. Keep in left hand lane and bear left onto the A148, signposted other routes. At the South Gates take the forth exit, continue onto Saddlebow Road, turn right into Wisbech Road, continue forward onto Clenchwarton Road, turn right onto St Peters Road (West Lynn) where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



109 St. Peters Road West Lynn King's Lynn Norfolk PE34 3JR

**TWO BEDROOM DETACHED BUNGALOW WITH DRIVEWAY**

**West Lynn**

**OIEO £230,000 Freehold**

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sales@brittons.net





**L-SHAPED HALLWAY**

Tiled flooring. Loft Access. Built-in Airing cupboard. Radiator.

**LOUNGE/DINER**

Wood effect flooring. Two radiators. Window to front aspect. French door to:

20'8 x 12'0 (6.30m x 3.66m)

**CONSERVATORY**

Tiled flooring. French doors to rear garden.

10'0 x 9'7 (3.05m x 2.92m)

**KITCHEN**

Range of wall, base and drawer units with worktops over. Electric oven and hob with extractor over. Space for washing machine and fridge/freezer. Tiled flooring. Radiator. Window to rear aspect. Door to:

9'7 x 7'7 (2.92m x 2.31m)

**CONSERVATORY**

Tiled flooring. Windows to rear aspect. Door to side.

**BEDROOM 1**

Fitted carpets. Built-in wardrobes. Radiator. Window to rear aspect.

10'8 x 8'5 (3.25m x 2.57m)

**BEDROOM 2**

Fitted carpets. Built-in wardrobes. Radiator. Window to front aspect.

11'0 x 7'10 (3.35m x 2.39m)

**SHOWER ROOM**

Corner shower cubicle housing power shower, vanity wash hand basin and w.c. Extractor fan. Heated towel radiator. Window to front aspect.

**TIMBER OFFICE/HOBBY ROOM**

Power and light. Windows to front and rear aspects. Door to front.

11'7 x 11'4 (3.53m x 3.45m)

**GARAGE/WORKSHOP**

Up & over door. Power and light. No Vehicular access.

14'0 x 9'0 (4.27m x 2.74m)

**FRONT GARDEN**

Laid to shingle with ample parking. Borders with mature shrubs and plants.

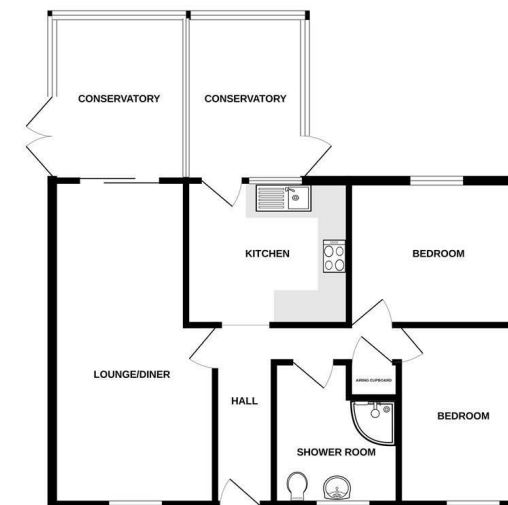
**REAR GARDEN**

Laid to slabs for low maintenance with raised borders.

We are delighted to offer this two bedroom detached bungalow with driveway set back from the road in a secluded position in the delightful village of West Lynn. The property benefits from gas central heating and uPVC double glazing. The accommodation comprises L-Shaped hallway, lounge/diner, kitchen, two conservatories, two double bedrooms and shower room. The front garden is laid to shingle with ample parking, borders with mature shrubs and plants. The rear garden is laid to slabs for low maintenance with raised borders. Garage/workshop with power and light. (No vehicular access). Timber Office/Hobby room with power and light.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, sizes and specifications are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the written particulars. The actual layout and specifications may vary from those shown on this plan. Made with HomePlan (2010)



