

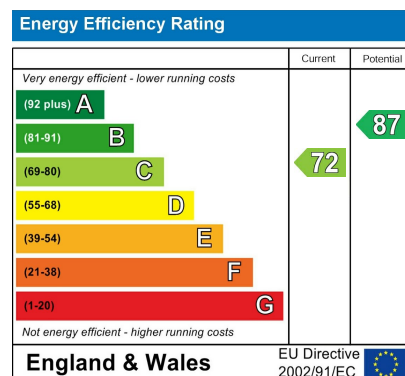


**britttons**  
estate agents

www.britttons.net

### DIRECTIONS

From Kings Lynn town centre, proceed out along Edward Benefer Way, take a left turn at the traffic lights onto Castle Rising Road then next left onto Priory Lane, right onto Manor Road bear left onto All Saints Drive continue onto Nursery Lane where the property can be found on the right hand side easily identified by our For Sale board.



### 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.



105 Nursery Lane South Wootton King's Lynn Norfolk PE30 3ND

**THREE BEDROOM LINK DETACHED BUNGALOW WITH GARAGE & DRIVEWAY**

**South Wootton**

**£350,000 Freehold**

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**HALLWAY**

Wooden flooring. Double radiator.

**LOUNGE**

Wooden flooring. Double radiator. Window to front aspect.

16'1 x 10'7 (4.90m x 3.23m)

**KITCHEN**

Range of wall, base and drawer units with worktops over. Neff oven and electric hob. Integrated dishwasher, washing machine and fridge/freezer. Tiled floor. Double radiator. Window to rear aspect. Door to rear garden.

20'5 x 7'11 (6.22m x 2.41m)

**BEDROOM 1**

Fitted carpet. Double radiator. Window to front aspect.

18'1 x 10'11 (5.51m x 3.33m)

**BEDROOM 2**

Wooden floor. Double radiator. Window to side aspect.

12'2 x 8'11 (3.71m x 2.72m)

**BEDROOM 3**

Wooden flooring. Double radiator. Window to front aspect.

12'8 x 7'11 (3.86m x 2.41m )

**SHOWER ROOM**

Walk-in double cubicle with Thermostatic mixer bar, vanity wash hand basin and w.c. Vinyl flooring. Double radiator. Window to rear aspect.

9'6 x 6'4 (2.90m x 1.93m)

**GARAGE**

Up & over door. Power and light.

**FRONT GARDEN**

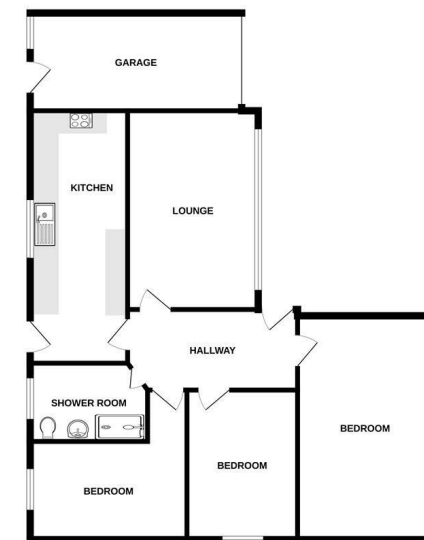
Laid to shingle with flower beds.

**REAR GARDEN**

Enclosed, mainly laid to lawn with borders, decorative slate and decking area. Timber shed.

We are delighted to offer this three bedroom link detached bungalow with garage and driveway in the delightful village of South Wootton. The property benefits from gas central heating and uPVC double glazing. The accommodation comprises hallway, lounge, kitchen, three bedrooms and shower room. The front garden is laid to shingle with flower beds. The rear garden is enclosed, mainly laid to lawn with borders, decorative slate and decking area. Timber shed.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan (containing) measurements, it does not constitute a contract and the purchaser is advised to verify the accuracy of the measurements by their own surveyors. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The property is sold subject to any conditions stated in the particulars. Made with SmartDraw 2014



