

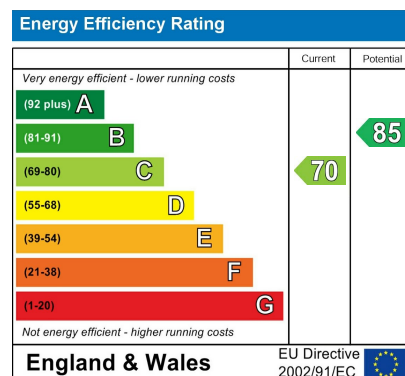


britttons
estate agents

www.britttons.net

DIRECTIONS

From Kings Lynn town centre, proceed out along John Kennedy Road, continue onto Edward Benefer way, continue onto Grimston Road, turn right at Langley Road, take the 3rd right onto Rainsthorpe where the property can be found on the left 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.



38 Rainsthorpe South Wootton King's Lynn Norfolk PE30 3UF

VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY

South Wootton

£245,000 Freehold

01553 692828
sales@britttons.net





HALLWAY

Fitted carpet. Double radiator. Stairs to first floor.

LOUNGE

Fitted carpet. Feature fireplace. Radiator. Window to front aspect. French door to:

13'3 x 12'1 (4.04m x 3.68m)

KITCHEN/DINER

Range of wall, base and drawer units with worktops over. Integrated dishwasher. Induction hob and electric oven. Storage cupboard. Tiled floor. Window to rear aspect . Patio doors to rear. Door to side driveway.

16'2 x 9'10 (4.93m x 3.00m)

LANDING

Fitted carpet. Airing cupboard. Loft access. Window to side aspect.

9'8 x 6'5 (2.95m x 1.96m)

BEDROOM 1

Fitted carpet. Built-in wardrobe. Radiator. Window to front aspect.

12'0 x 8'11 (3.66m x 2.72m)

BEDROOM 2

Fitted carpet. Radiator. Window to rear aspect.

8'11 x 8'8 (2.72m x 2.64m)

BEDROOM 3

Fitted carpet. Radiator. Window to front aspect.

7'11 x 6'5 (2.41m x 1.96m)

BATHROOM

Three piece suite with Thermostatic mixer shower over, vanity wash hand basin and w.c. Tiled floor. Heated towel rail. Window to rear aspect.

6'4 x 5'5 (1.93m x 1.65m)

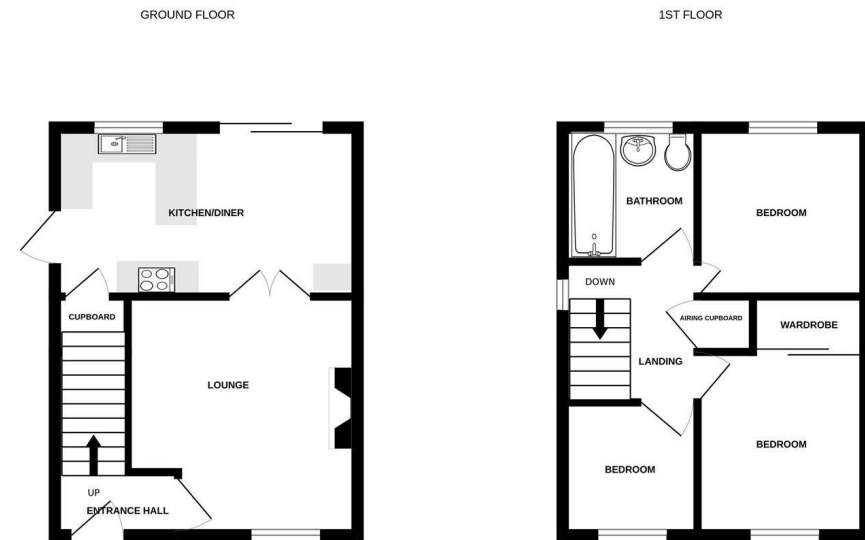
FRONT GARDEN

Laid to decorative slate with driveway.

REAR GARDEN

Enclosed, mainly laid to lawn with patio and decking area. Timber shed.

We are delighted to offer this very well presented three bedroom semi detached house with driveway in the delightful village of South Wootton. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, lounge and kitchen/diner on the ground floor with three bedrooms and bathroom on the first floor. The front garden is laid to decorative slate. The rear is enclosed, mainly laid to lawn with patio and decking area. Timber shed.



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 errors, omissions or mis-statements. 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. Made with Metropix 1/2024



