

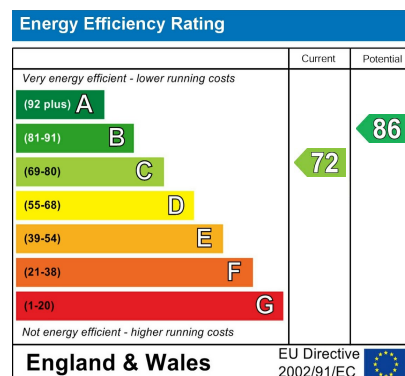


britttons
estate agents

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.



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

THREE BEDROOM DETACHED BUNGALOW WITH GARAGE, CARPORT AND DRIVEWAY NO UPWARD CHAIN

South Wootton

£360,000 Freehold

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- HALLWAY** 22'11 x 4'2 (6.99m x 1.27m)
Fitted carpet. Double radiator. Two storage cupboards. Two windows to side aspects.
- LOUNGE/DINER** 20'8 x 12'5 (6.30m x 3.78m)
Fitted carpet. Two double radiator. Wall mounted gas fire. Windows to rear and side aspects.
- KITCHEN/BREAKFAST ROOM** 14'9 max x 10'9 max (4.50m max x 3.28m max)
Range of wall, base and drawer units with granite worktops over. Built-in oven and hob with extractor over. Window to rear aspect.
- UTILITY** 11'11 x 7'11 (3.63m x 2.41m)
Range of base units with worktops over. Space for washing machine, tumble dryer and fridge/freezer. Vinyl flooring. Double radiator. Door to rear.
- BEDROOM 1** 13'0 max x 12'2 max (3.96m max x 3.71m max)
Fitted carpet. Double radiator. Window to front aspect.
- BEDROOM 2** 10'2 x 10'0 (3.10m x 3.05m)
Fitted carpet. Double radiator. Window to front aspect.
- BEDROOM 3** 10'2 max x 6'11 max (3.10m max x 2.11m max)
Fitted carpet. Double radiator. Window to side aspect.
- BATHROOM** 8'5 x 6'11 (2.57m x 2.11m)
Four piece suite comprising shower cubicle, bath, vanity wash hand basin and w.c. Vinyl flooring. Heated towel rail. Window to side aspect.
- GARAGE**
Electric door. Window to rear aspect. Door to rear to rear garden.
- CARPORT**
- FRONT GARDEN**
Mainly laid to shingle with flower borders. Double wooden gates leading to carport. Single wooden pedestrian gate.
- REAR GARDEN**
Enclosed, mainly laid to shingle with borders, garden shed and summerhouse.

We are delighted to offer this very well presented three bedroom link detached bungalow with garage, carport 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/diner, kitchen/breakfast room, utility, three bedrooms and bathroom. The front garden is laid to shingle with flower borders. The rear garden is enclosed, mainly laid to shingle with borders, garden shed and summerhouse. No Upward Chain.

GROUND FLOOR

