



**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 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			88
(81-91) B			
(69-80) C		70	
(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.



1 Langley Road South Wootton King's Lynn Norfolk PE30 3UA

**WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW WITH GARAGE & DRIVEWAY**

**South Wootton**

**£240,000 Freehold**

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**L - SHAPED HALLWAY**

Laminate flooring. Radiator. Loft access.

10'6 x 9.1 (3.20m x 2.74m.0.30m)

**LOUNGE**

Fitted carpet. Radiator. Window to front aspect.

17'7 x 11'5 (5.36m x 3.48m)

**KITCHEN**

Range of wall, base and drawer units with worktops over. Space for washing machine. Tiled. Radiator. Window to front aspect.

9'11 x 9'1 (3.02m x 2.77m)

**BEDROOM 1**

Fitted carpet. Radiator. Window to rear aspect.

11'0 x 10'5 (3.35m x 3.18m)

**BEDROOM 2**

Fitted carpet. Radiator. French doors to rear aspect.

10'1 x 8'0 (3.07m x 2.44m)

**BATHROOM**

Three piece suite comprising high level walk in bath with shower over, wash hand basin and w.c. Tiled floor. Radiator. Window to side aspect.

6'4 x 5'6 (1.93m x 1.68m)

**SINGLE GARAGE**

Up & Over door.

**FRONT GARDEN**

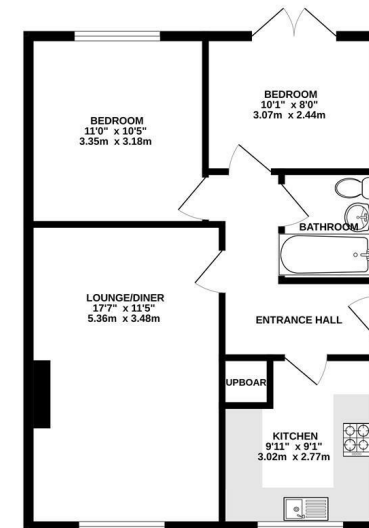
Mainly laid to lawn with driveway leading to the garage.

**REAR GARDEN**

Mainly laid to lawn with patio.

Welcome to Langley Road, South Wootton, King's Lynn - a charming location that offers the perfect setting for this well-presented semi-detached bungalow. This delightful property boasts a cosy reception room, two comfortable bedrooms, and a convenient bathroom, making it an ideal home for a small family or those looking to downsize. The neutral decoration throughout provides a blank canvas for you to add your personal touch and create a warm and inviting living space. Situated in the heart of South Wootton, this bungalow benefits from its proximity to local amenities and a bus stop, ensuring that you have everything you need right at your doorstep. Whether you're looking to enjoy a peaceful retreat or easy access to nearby conveniences, this property offers the best of both worlds. Don't miss out on the opportunity to make this lovely semi-detached bungalow your new home. Book a viewing today and discover the endless possibilities that await you at Langley Road.

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floor plan and measurements, the floor plan and measurements are provided as a guide only and should not be used for any purpose other than for general information. The floor plan is for illustrative purposes only and should not be used for any purpose other than for general information. The floor plan and measurements are provided as a guide only and should not be used for any purpose other than for general information. Made with Mapbox 12/2024



