



**britttons**  
estate agents

www.britttons.net

### DIRECTIONS

Proceed out of Kings Lynn heading along Gayton Road towards the Queen Elizabeth Hospital. Continue over the mini-roundabout and at the main roundabout proceed straight over and head towards the village of Gayton. Continue through the village of Bawsey and turn right signposted Leziate, continue along this 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                                 |  |                         | 100       |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 41                      |           |
| (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.



62 Brow Of The Hill Leziate King's Lynn Norfolk PE32 1EN

**THREE BEDROOM DETACHED BUNGALOW WITH GARAGE AND DRIVEWAY**

Leziate

**£350,000 Freehold**

01553 692828  
sales@britttons.net





**HALLWAY**

Fitted carpet. Window to side aspect.

**LOUNGE**

Fitted carpet. Column radiator. Dual side wood burner with the dining room. Window to front aspect.

14'8 x 13'2 (4.47m x 4.01m)

**DINING ROOM**

Fitted carpet. Radiator. Fitted storage cupboards. Wood burner shared with lounge. Window to side aspect.

13'5 x 10'5 (4.09m x 3.18m)

**KITCHEN**

Range of wall, base and drawer units with worktops over. Stainless steel sink and drainer with mixer tap. Integrated electric oven, hob with extractor over, washing machine and microwave. Space for American Fridge/freezer. Wine rack. Pantry. Tiled flooring. Radiator. Windows to rear and side aspects.

18'9 x 10'5 (5.72m x 3.18m)

**BEDROOM 1**

Fitted carpet. Fitted wardrobes with sliding doors. Window to front aspect.

11'5 x 10'11 (3.48m x 3.33m)

**BEDROOM 2**

Fitted carpet. Column radiator. French doors to sun room. Door to:

10'11 x 9'11 (3.33m x 3.02m)

**EN-SUITE CLOAKROOM**

Two piece suite wash hand basin and w.c.

**SUN ROOM**

Wood effect flooring. Tow doors to garden.

16'5 x 10'11 (5.00m x 3.33m)

**BEDROOM 3**

Fitted carpet. Radiator. Storage cupboard. French doors to side.

11'2 x 10'11 (3.40m x 3.33m)

**BATHROOM**

Four piece suite comprising large shower enclosure with Thermostatic shower and hand held attachment, bath, vanity wash hand basin and w.c. Vinyl flooring. Window to rear aspect.

7'5 x 5'10 (2.26m x 1.78m)

**SINGLE GARAGE**

Electric roller door.

**FRONT GARDEN**

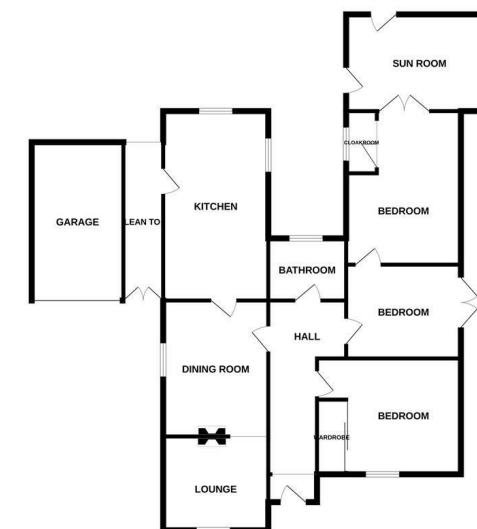
Mainly laid to gravel with well stocked flower beds. Parking for multiple vehicles with five bar gate leading to additional parking and garage.

**REAR GARDEN**

Laid to artificial turf, borders comprise of fence and hedge with a backdrop of mature trees within the garden area a selection of mature plants and shrubs in well stocked flower beds. Purpose built greenhouse. Two wooden sheds. Well stocked vegetable patch.

Welcome to this charming detached bungalow located in the picturesque area of Brow Of The Hill, Leziate. This property boasts two reception rooms, three cosy bedrooms, and a well-maintained bathroom. As you step inside, you'll be greeted by a property in wonderful condition, featuring a beautifully fitted kitchen perfect for preparing delicious meals. The sunroom offers a tranquil space to relax and unwind. One of the highlights of this property is the wood burner, serving the lounge and dining room, creating a warm and inviting atmosphere during the colder months. Additionally, the electric roller door provides easy access to the garage, offering ample parking to the front. Whether you're looking for a peaceful retreat or a family home, this bungalow offers a perfect blend of comfort and style. Don't miss the opportunity to make this delightful property your own in the heart of Leziate.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floor plan, measurements, and descriptions, please note that they are not intended to be used as a substitute for a professional survey. The floor plan is provided as a guide only and should not be used as a basis for any legal proceedings. The floor plan is provided as a guide only and should not be used as a basis for any legal proceedings. ©2024



