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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, then left onto Mannington Place where the property can be found ahead easily identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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.



52 Mannington Place, South Wootton King's Lynn, Norfolk PE30 3UD

DELIGHTFUL AND WELL PRESENTED THREE BEDROOM DETACHED HOUSE WITH DRIVEWAY AND CONSERVATORY. REAR GARDEN BACKING ONTO WOODLAND. IN A VERY DESIRABLE AREA OF SOUTH WOOTTON WITH LOCAL AMENITIES CLOSE BY.

South Wootton

£325,000 Freehold

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ENTRANCE HALLWAY	11'4 x 5'10 (3.45m x 1.78m)
Marble effect laminate flooring, double radiator, doors leading to all rooms down stairs, stairs to first floor and under stairs cupboard.	
LOUNGE/DINER	23'2 x 11'4 max (7.06m x 3.45m max)
Fitted carpet, double radiator, gas fire with surround and Granite hearth and sliding door leading into conservatory with light flooding through.	
KITCHEN	11'4 x 8'4 (3.45m x 2.54m)
Marble effect laminate flooring, Range of wall, base and drawer units with worktops over, Inset one and half bowl stainless steel sink single drainer with mixer tap set below window, integrated eye level electric double oven with separate integrated gas hob with extractor hood over, integrated dishwasher, integrated fridge, space for washing machine and window to side aspect, opening to conservatory.	
CONSERVATORY	18'2 x 8'8 (5.54m x 2.64m)
Marble effect laminate flooring, double radiator, French doors leading to the rear garden flooding the conservatory with natural light.	
LANDING	8'8 x 8'5 max (2.64m x 2.57m max)
Fitted carpet, airing cupboard, loft access and window to side aspect.	
BATHROOM	6'4 x 5'6 (1.93m x 1.68m)
Bright and light three piece suite comprising of a P shaped bath with chrome mixer taps and thermostatic mixer shower over, hand basin built in with vanity unit with chrome mixer tap, W.C, Heated towel rail, vinyl flooring and window to rear aspect.	
MASTER BEDROOM	10'11 x 8'8 (3.33m x 2.64m)
Fitted carpet, double radiator, triple door built in wardrobe and window to rear aspect with woodland view.	
BEDROOM 2	11'9 x 9'0 (3.58m x 2.74m)
Fitted carpet, double radiator, built in wardrobe with internal drawers and window to front aspect.	
BEDROOM 3	8'5 x 8'5 max (2.57m x 2.57m max)
Fitted carpet, double radiator, built in wardrobes and window to front aspect.	
FRONT GARDEN	
Mainly laid to lawn with gravel borders and driveway with off road parking for three vehicles. Side gate to the left to access rear of property.	
REAR GARDEN	
Enclosed, mainly laid to lawn with large patio area, timber shed and beautiful views over woodland.	

Nestled in the highly sought-after area of Mannington Place, South Wootton, this charming three-bedroom detached house offers a perfect blend of comfort and convenience. With spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-appointed kitchen leads seamlessly into a delightful conservatory, which overlooks the enclosed rear garden and woods to the rear, making it an ideal spot for enjoying the natural light and tranquil views. The property boasts three generously sized bedrooms, providing plenty of room for family or guests. The bathroom is well-equipped, ensuring that all your needs are met. One of the standout features of this home is its picturesque setting, as it backs onto serene woodland, offering a peaceful retreat right at your doorstep. For those with vehicles, the property includes parking for multiple vehicles. The rear garden is perfect for outdoor activities, gardening, or simply unwinding in the fresh air. This delightful home in South Wootton is not just a property; it is a lifestyle choice, offering a harmonious blend of modern living and natural beauty. With its desirable location and ample amenities, this house is an excellent opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, spaces and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Floorplan 3.0.2025



