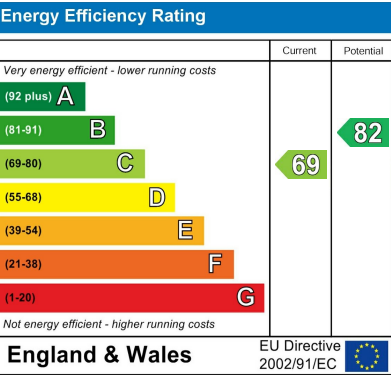


DIRECTIONS

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.



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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



brittons
estate agents

www.brittons.net



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

£318,500 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALLWAY Marble effect laminate flooring, double radiator, doors leading to all rooms down stairs, stairs to first floor and under stairs cupboard.	11'4 x 5'10 (3.45m x 1.78m)
LOUNGE/DINER Fitted carpet, double radiator, gas fire with surround and Granite hearth and sliding door leading into conservatory with light flooding through.	23'2 x 11'4 max (7.06m x 3.45m max)
KITCHEN 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.	11'4 x 8'4 (3.45m x 2.54m)
CONSERVATORY Marble effect laminate flooring, double radiator, French doors leading to the rear garden flooding the conservatory with natural light.	18'2 x 8'8 (5.54m x 2.64m)
LANDING Fitted carpet, airing cupboard, loft access and window to side aspect.	8'8 x 8'5 max (2.64m x 2.57m max)
BATHROOM 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.	6'4 x 5'6 (1.93m x 1.68m)
MASTER BEDROOM Fitted carpet, double radiator, triple door built in wardrobe and window to rear aspect with woodland view.	10'11 x 8'8 (3.33m x 2.64m)
BEDROOM 2 Fitted carpet, double radiator, built in wardrobe with internal drawers and window to front aspect.	11'9 x 9'0 (3.58m x 2.74m)
BEDROOM 3 Fitted carpet, double radiator, built in wardrobes and window to front aspect.	8'5 x 8'5 max (2.57m x 2.57m max)

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.

IMPORTANT INFORMATION
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.

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.





