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12 Hillings Way, Pott Row, Kings Lynn PE32 1BU

**BELVOIR!**

£225,000



### Key Features

- > DETACHED BUNGALOW
- > TWO BEDROOMS
- > FITTED KITCHEN
- > LPG GAS CENTRAL HEATING
  - > GARAGE
  - > GARDENS
- > Tenure: Freehold
- > EPC rating E

Belvoir are pleased to offer this well positioned detached bungalow. Offering spacious accommodation which in brief comprises of lounge, fitted kitchen, two bedrooms and bathroom. Occupying a generous plot, the property also benefits from off road parking and garage. The village of Pott Row is within easy reach of Kings Lynn and the amenities thereof and only a short drive to Castle Rising, Sandringham Estate and popular coastal locations.

#### ENTRANCE

Part glazed door to entrance hall, doors to:

#### LOUNGE

13'10" x 11'10" (4.21m x 3.60m)

Sealed unit double glazed window to the front and side elevations, feature fire place, radiator.



## **KITCHEN**

10'11" x 10'10" (3.32m x 3.30m)

UPVC double glazed door and window to the rear elevation, range of fitted base and wall units, stainless steel sink unit with mixer taps over, built in oven, hob and canopy hood over, plumbing for washing machine, radiator, two storage cupboards, boiler cupboard with LPG central heating boiler.

## **BEDROOM 1**

13'0" x 12'3" (3.96m x 3.73m)

Sealed unit double glazed window to the front elevation, radiator.

## **BEDROOM 2**

10'11" X 10'11" (3.32m x 3.32m)

UPVC double glazed window to the rear elevation, radiator.

## **BATHROOM**

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with tap shower over, extractor, radiator.

## **EXTERNALLY**

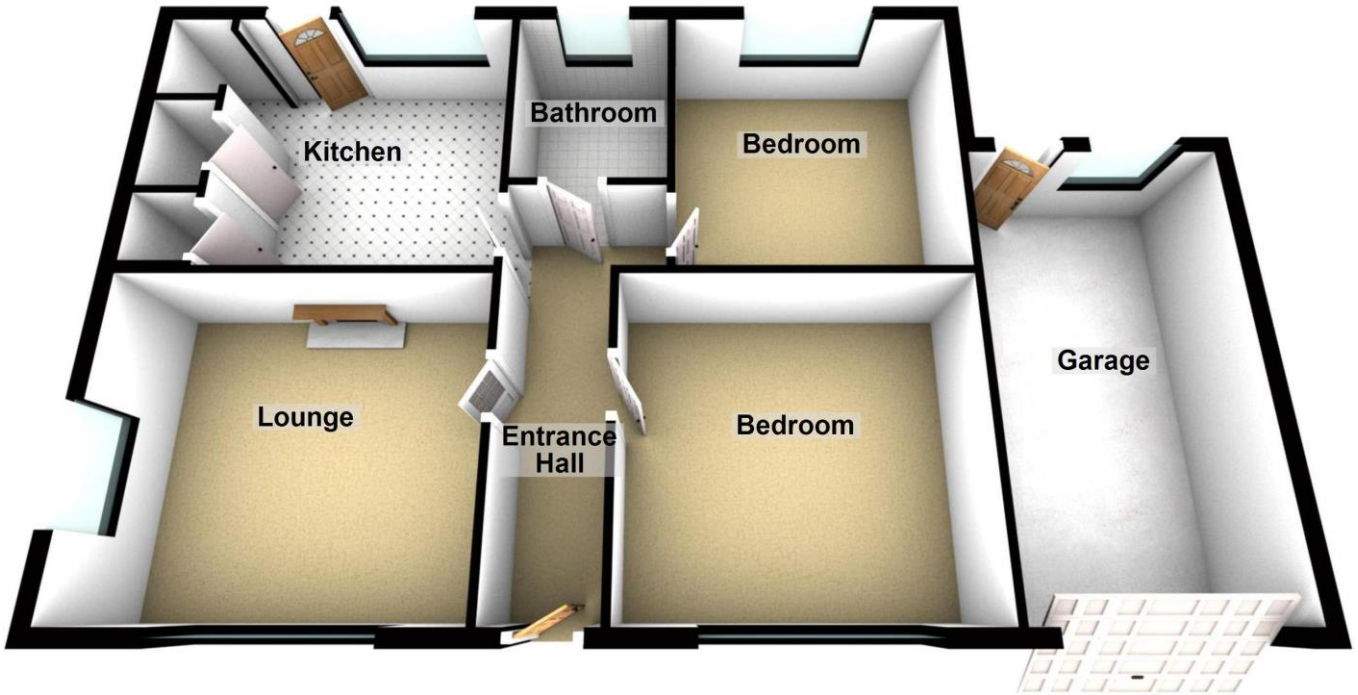
Open plan to the front elevation, drive leading to single attached garage, gated side access to rear garden.  
REAR GARDEN: Enclosed by fencing, laid to lawn with patio area.

## **ATTACHED GARAGE**

17'4" x 9'6" (5.28m x 2.89m)

Up and over door, door and window to the rear, light and power connected.

## Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# BELVOIR!

Contact us today to arrange a viewing...

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