



Horseshoes East Winch Road, Blackborough End, PE32 1SF

Offers in excess of £200,000

Nestled on East Winch Road in the charming village of Blackborough End, this delightful semi-detached house presents an excellent opportunity for families, investors and first-time buyers alike. The property boasts three well-proportioned bedrooms, a bathroom, a kitchen and reception room.

Blackborough End is a small hamlet and part of the village of Middleton which has a church, primary school, post office/shop and a pub/restaurant. East Winch is nearby. The area is well known for Pentney Lakes of considerable interest to bird watchers and anglers. The property is within easy reach of a large retail park is situated on the outskirts of Kings Lynn and is easily reached via the A47. The Medieval market town of Kings Lynn offers diverse shopping with a pedestrian area and high street shops. The port area has undergone recent development and there is further development being carried out in the area. The town has an Arts centre and range of leisure facilities with numerous restaurants and public houses, together with the College of West Anglia. There is a main line railway service to London Kings Cross, also going to Ely and Cambridge.

With its appealing layout and character features, whether you are looking to settle down in a peaceful village or seeking a sound investment, this home on East Winch Road is certainly worth considering. Don't miss the chance to explore this wonderful opportunity in Blackborough End.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

