

LANDLES



“Glashlyn” | 29 Low Road | South Wootton | King’s Lynn



The detached 3 bedroom bungalow on a generous plot of c.0.23 acres (stms) situated in the desirable residential location of South Wootton.

Ideal refurbishment opportunity, or for redevelopment (subject to planning)

Guide Price £250,000

Folio: L/619ts



- Entrance Porch
- Living Room
- Dining Room
- Kitchen
- Inner Hall



- 3 Bedrooms
- 2x Shower Rooms
- Detached Garage
- Plot c. 0.23 Acre (stms)
- No Onward Chain

North & South Wootton are popular residential locations situated around 3 miles to the North of King's Lynn town centre. The area provides residents with convenient access to a range of local amenities including supermarket, mini-market, schools and the newly constructed St James Medical Practice to name a few. Further amenities can be easily reached in the town centre and on the nearby Hardwick Retail Park with a well-stocked variety of retailers. There are frequent bus services running in & out of the area with King's Lynn benefitting from a main line railway to London Kings Cross via Ely & Cambridge and A47 trunk road to the nearby cities of Norwich & Peterborough. The renowned, picturesque Norfolk coastline with its broad, sandy beaches is also only a short drive away, as is the Royal Sandringham Estate. "**Glashlyn**" is a detached 3 bedroom bungalow set at the end of a shared driveway off Low Road. The property is centrally positioned on a generous plot of c.0.23 acres with large gravel driveway and detached garage. Now ready for a scheme of updates, the accommodation comprises;

Entrance Porch

With double glazed French doors, tiled floor and door to;

Living Room

18' 4" x 12' 6" (5.59m x 3.81m)

With gas fire, stone surround and wooden mantle, radiator with thermostat, room thermostat for CH and BT telephone point.

Dining Room

12' 5" x 10' 5" (3.78m x 3.18m)

With a range of fitted wall & base units, fitted wood effect worktops, gas fired boiler, radiator with thermostat and extractor.

Kitchen

10' 10" x 10' 9" (3.3m x 3.28m)

With a range of fitted wall & base units, wood worktops, ceramic sink with drainer and mixer tap, integrated electric oven, 4 ring electric hob with extractor above, tiled floor, tiled surrounds, radiator with thermostat, extractor and external door to garden.

Conservatory / Utility Area

8' 9" x 4' 8" (2.67m x 1.42m)

With polycarbonate roof, tiled floor and plumbing for a washing machine.

Inner Hall (off Living Room)

With cupboard housing hot water cylinder.

Bedroom 1

12' 5" x 11' 11" (3.78m x 3.63m)

Radiator with thermostat.

Bedroom 2

10' 5" x 10' 5" (3.18m x 3.18m)

Radiator with thermostat.

Shower Room

7' 3" x 6' 11" (2.21m x 2.11m)

With low level WC, pedestal hand basin, shower cubicle with thermostatic shower & tiled surrounds, ceiling spotlights, extractor and radiator with thermostat.

Inner Hall (off Kitchen)

With tiled floor.

Bedroom 3

12' 6" x 10' 10" (3.81m x 3.3m)

Dual aspect with BT telephone point and radiator with thermostat.

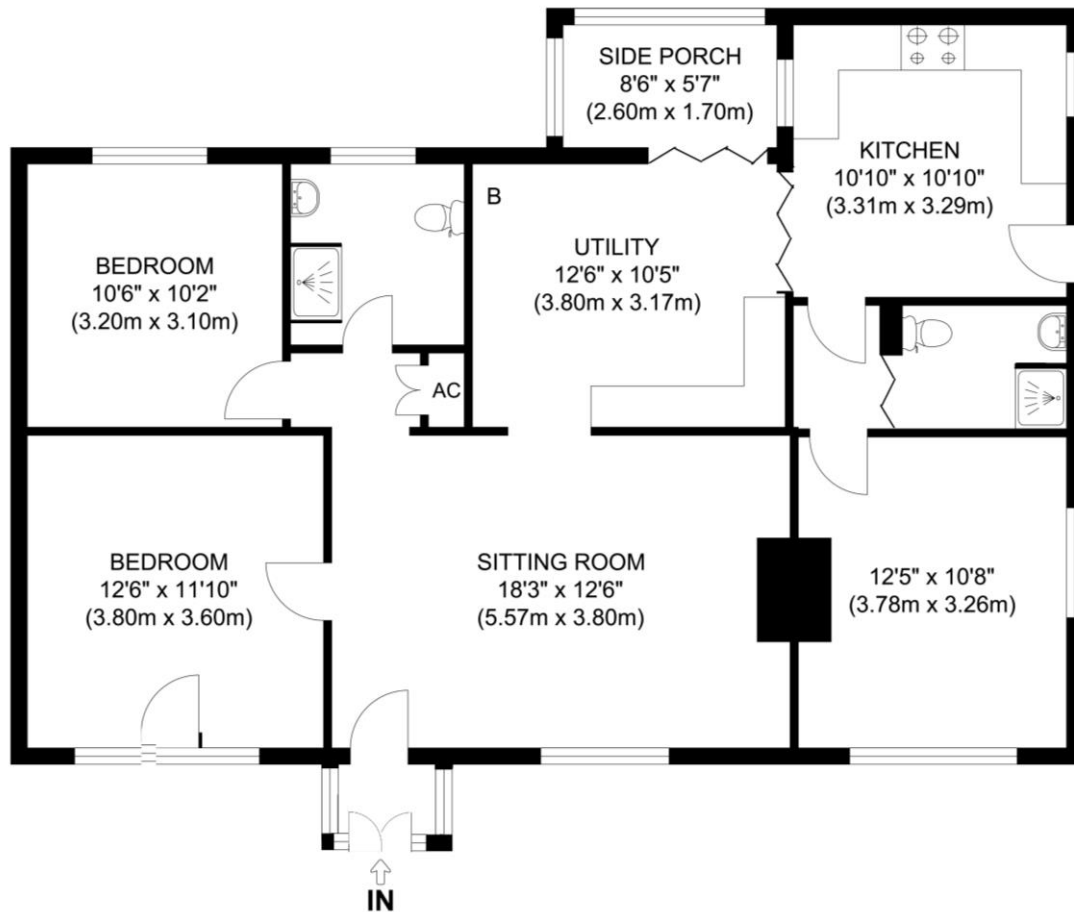
Shower Room

7' x 5' 1" (2.13m x 1.55m)

With low level WC, pedestal hand basin, shower cubicle with thermostatic shower, tiled walls, tiled floor, extractor, shaver point and radiator with thermostat.

Outside

The property is situated at the end of a shared driveway accessed from Low Road, opposite Nursery Lane. Sited fairly centrally on a plot of c. 0.23 acres (stms), the property benefits from wrap around gardens which are currently laid to gravel with large gravel driveway providing ample vehicular parking. There is a large detached **Garage 19' 6" x 18' 1"** (5.94m x 5.51m) with roller door, personal door, lighting & power.



TOTAL APPROX FLOOR AREA OF HOUSE 1076.49 SQ.FT. (100.01 SQ. M.)

Glashlyn, 29 Low Road South Wootton King's Lynn PE30 3LE

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "D" with a current annual charge of £2,211.18, 2024/2025.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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