

LANDLES



102 Nursery Lane | South Wootton | King's Lynn



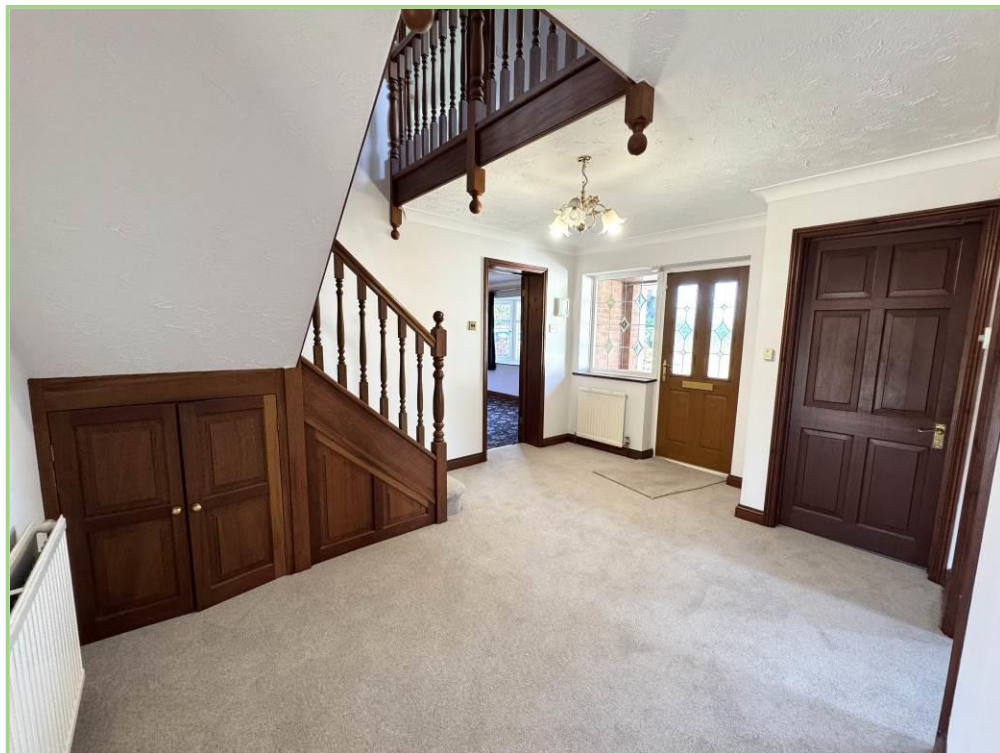
The Sizeable, Detached 4 Bedroom residence situated in a PRIME position on sought after Nursery Lane, South Wootton.

Incorporating an impressive 29' Games Room & Detached Double Garage

NEW Floor Coverings Fitted to Various Rooms & NEW Bathrooms

NO ONWARD CHAIN
Guide Price £650,000

Folio: N/242ss





- Reception Hall
- 25' Triple Aspect Living Room
- Dual Aspect Dining Room
- Breakfast Kitchen
- Study & Conservatory
- 29' x 19' Games Room
- 2 Ground Floor WC's



- First Floor Landing
- 4 Double Bedrooms
- Ensuite & Family Bathroom (Newly Fitted)
- Double Garage & Driveway
- East Facing Rear Garden
- No Onward Chain

Situated around a 4 mile drive to the North of King's Lynn, 'The Woottons' remain among the areas most popular residential locations. The area is well served by a range of local amenities including primary schools, doctors surgery, mini-market and village halls to name a few, all of which are on the doorstep. Further amenities are available in King's Lynn town centre and on the Hardwick Retail Park with a variety of national and independent retailers. There are some delightful local walking opportunities available in Wootton Park, nearby woods and the neighbouring conservation village of Castle Rising. The North Norfolk coastline, renowned for its broad, sandy beaches is only a short drive away via the A149 coast road, passing through the Royal Sandringham Estate with its acres of parkland. Transport links into the area include a mainline railway to London Kings Cross via the cities of Ely & Cambridge, A47 trunk road to Norwich & Peterborough and A17 into Lincolnshire & the North. Having been in the same ownership since new, **102 Nursery Lane** is offered to the market for the first time offering an excellent opportunity to acquire a sizeable residence in one of King's Lynn's most sought-after positions. Internally the property provides over 3,000 sq.ft. of accommodation including two pleasant reception rooms overlooking the garden, a well-proportioned breakfast kitchen with separate utility and 4 double bedrooms with ensuite to the principal. The bathrooms and downstairs WC have recently undergone refurbishment fitted with contemporary suites and various carpets/floor coverings have also been changed. Of particular note is the 29' games room at the rear. This impressive space certainly sets the property apart, filled with sunlight being predominantly South facing, and is considered to have various potential uses including a family room, home office space or as additional accommodation (STP). Solar panels have also been fitted to the South facing roofs which are owned and understood to benefit from FIT. Outside, the property has good 'kerb appeal' being set back from Nursery Lane with a low walled frontage and good size driveway affording off road parking for several vehicles. From the driveway, there is vehicular access to a detached brick and tiled double garage with powered up & over doors and personnel door, making for an ideal workshop space. The rear garden is East facing and of a manageable size mostly laid to lawn with a variety of established shrubs and brickweave patio providing an ideal space for entertaining. Viewing is highly recommended to appreciate the amount of space and potential this property has to offer.

Reception Hall 13' 9" x 10' 7" (4.19m x 3.23m)

With newly fitted carpet, UPVC & double glazed entrance door, 2 radiators with thermostatic valves, room thermostat, stairs to First Floor Landing with hardwood banister & turned spindles, understairs cupboard, skirting & coving.

Living Room 25' 4" x 14' 3" (7.72m x 4.34m)

Triple aspect with bow window to front aspect, sliding patio door to garden, inglenook style fireplace with exposed brick, oak lintel and gas feature fire, 2 radiators with thermostatic valves, points for wall lights, television aerial point, skirting & coving.

Dining Room 16' 3" x 11' 8" (4.95m x 3.56m)

Dual aspect with newly fitted carpet, box bay window, 2 radiators with thermostatic valves, skirting & coving.

Study 10' 1" x 10' (3.07m x 3.05m)

Dual aspect, radiator with thermostatic valve and BT telephone point.

WC 5' 5" x 5' 2" (1.65m x 1.57m)

Newly fitted with low level WC, pedestal hand basin, partially tiled walls, radiator with thermostatic valve and coving.

Breakfast Kitchen 16' x 10' 8" (4.88m x 3.25m)

Dual aspect with fitted wall & base units, fitted worksurfaces, 1½ bowl sink with drainer & monobloc tap, eye level double electric oven, 4 ring gas hob with extractor above, plumbing & space for a dishwasher, tiled surrounds, radiator with thermostatic valve, inset ceiling spotlights, BT telephone point, skirting & coving.

Utility Room 9' 8" x 9' 2" (2.95m x 2.79m)

With UPVC & double glazed door to side, fitted base unit with stainless steel sink & drainer, plumbing for a washing machine, gas boiler, tiled floor, skirting & coving.

Conservatory 13' 5" x 8' 9" (4.09m x 2.67m)

With UPVC & double glazed French doors to garden, double glazed roof, tiled floor, point for wall light and radiator with thermostatic valve.

WC 9' 8" x 3' 5" (2.95m x 1.04m)

With low level WC, pedestal hand basin, tiled floor, partially tiled walls, radiator with thermostatic valve, hatch to loft space and coving.

Games Room 29' 6" x 19' 7" (8.99m x 5.97m)

Triple aspect with UPVC & double glazed sliding door to garden, exposed beams, 3 radiators with thermostatic valves and points for wall lights. **NOTE:** Snooker table available by way of separate negotiation.

Stairs to First Floor Landing 17' 9" x 10' 8" (5.41m x 3.25m)

With airing cupboard housing hot water cylinder & immersion, radiator with thermostatic valve, hatch to loft space, skirting & coving.

Bedroom 1 15' 7" x 15' 2" (4.75m x 4.62m)

With fitted cupboards, radiator with thermostatic valve, skirting & coving.

Ensuite 10' 5" x 8' 4" (3.18m x 2.54m)

Newly fitted with low level WC, pedestal hand basin, corner shower cubicle with glazed door & electric shower, partially tiled walls, radiator with thermostatic valve and coving.

Bedroom 2 14' 5" x 14' 4" (4.39m x 4.37m)

With dormer windows, radiator with thermostatic valve, skirting & coving.

Bedroom 3 16' x 10' 9" (4.88m x 3.28m)

Dual aspect with radiator with thermostatic valve, points for wall lights, skirting & coving.

Bedroom 4 14' 3" x 10' 1" (4.34m x 3.07m) (max - Restricted Height)

With dormer window, radiator with thermostatic valve, skirting & coving.

Outside

The property faces Nursery Lane set back with low walled frontage. The concrete and brickweave driveway affords parking for several vehicles along with access to the **Detached Double Garage** 23' 8" x 18' 10" (7.21m x 5.74m) with 2 powered up & over doors, personnel side door, lighting & power. Access to the rear garden can be gained externally from both sides. The rear garden is East facing and mostly laid to lawn with planting mainly consisting of established shrubs and bushes. There is a brick weave patio area ideal for alfresco dining and pathway running alongside the property to a timber garden shed.









Nursery Lane, South Wootton, King's Lynn, Norfolk PE30 3NB

Total Area Approx: 3146 ft² ... 292.3 m² (excluding double garage)

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

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

Title We are advised that the property is not currently Registered at Land Registry. Our Clients / Clients legal advisors are in possession of Title Deeds.

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 "G" with a current annual charge of £3,855.21, 2025/2026.

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 REFERRING: 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.

PRS Property Redress Scheme

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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