

# LANDLES



**Sandy Cottage | East Winch Road | Blackborough End**



**The period, semi-detached 2 bedroom cottage situated in the village of Blackborough End, only a short drive from King's Lynn amenities.**

*Electric Wet Radiator Central Heating & UPVC Double Glazing.*

**NO ONWARD CHAIN**  
**Purchase Price £158,000**

Folio: E/158ts



- **Living Room**
- **Kitchen**
- **Stairs to First Floor Landing**
- **2 Bedrooms**
- **Bathroom**

- **Electric Wet Rad CH**
- **UPVC Double Glazing**
- **Rear Courtyard**
- **NO ONWARD CHAIN**

**Blackborough End** is a semi-rural village located only a short 5 mile drive from King's Lynn town centre. Amenities can be found in the neighbouring village of Middleton including village hall and St Marys Church, with an 18 hole course at Middleton Hall Golf Club. Shopping facilities can be found on the nearby Hardwick including larger supermarkets, with national and independent retailers in King's Lynn town centre. The A47 trunk road to Norwich & Peterborough is easily accessed along with mainline railway from King's Lynn to London Kings Cross via Ely & Cambridge. **Sandy Cottage** is a semi-detached property which comprises of Living Room, Kitchen, two Bedrooms and Bathroom. Externally, there is a small courtyard area to the front & rear along with gravel area to the side. Offered to the market with No Onward Chain, the property now presents opportunity for improvement and updating.

### **Living Room**

13' 7" x 11' 5" (4.14m x 3.48m) (max)

With UPVC & double glazed front entrance door, feature fireplace, radiator with thermostatic valve, television aerial point & BT telephone point.

### **Kitchen**

13' 11" x 10' (4.24m x 3.05m) (max)

Dual aspect with fitted wall & base units, fitted worksurfaces, stainless steel sink with drainer & monobloc tap, electric oven, electric hob, plumbing & space for a washing machine, tiled surrounds, vinyl flooring, extractor, radiator and stairs to First Floor Landing.

### **Stairs to First Floor Landing**

With hatch to loft, radiator with thermostatic valve and airing cupboard housing electric boiler and hot water cylinder with programmer.

### **Bedroom 1**

11' x 9' 11" (3.35m x 3.02m) (max)

Radiator with thermostatic valve.

### **Bedroom 2**

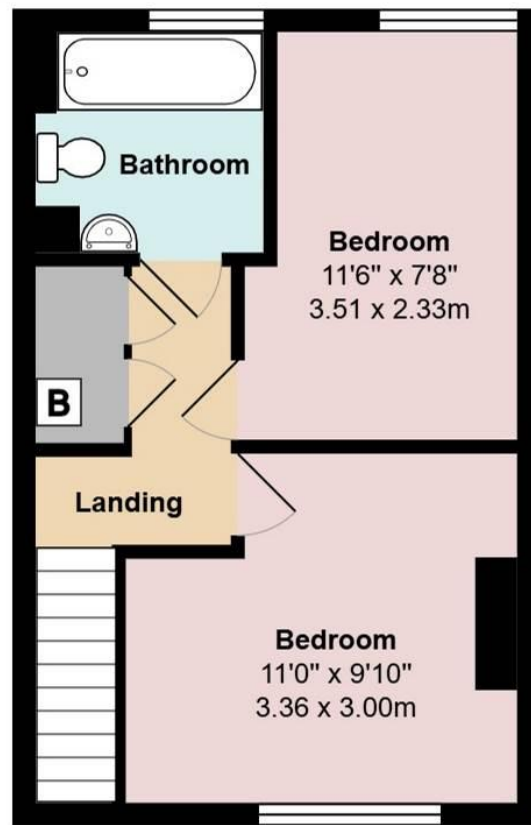
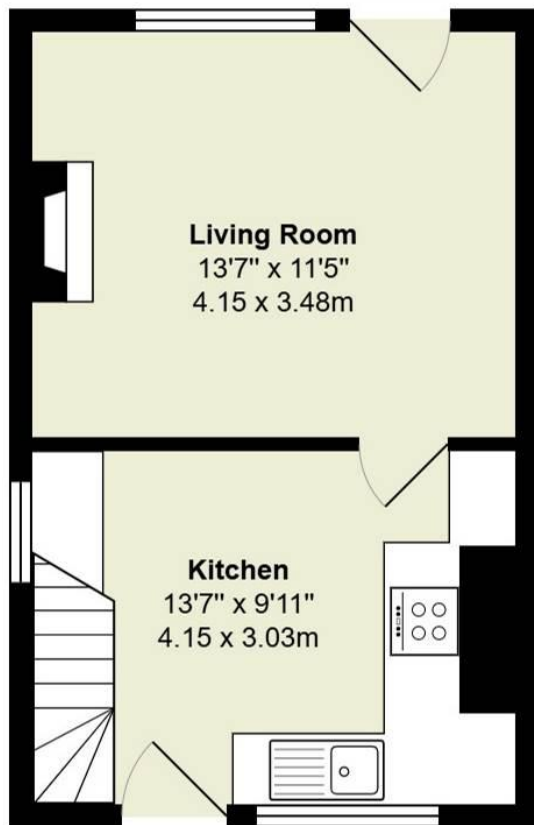
11' 9" x 7' 7" (3.58m x 2.31m)

Radiator with thermostatic valve.

### **Bathroom**

With low level WC, pedestal hand basin, panelled bath with electric shower above, radiator with thermostatic valve, tiled walls, vinyl flooring and extractor.





## Sandy Cottage, East Winch Road, Blackborough End, King's Lynn, Norfolk PE32 1SF

Total Area Approx: 591 ft<sup>2</sup> ... 54.9 m<sup>2</sup>

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



**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** Mains water, electricity & drainage 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 "A" with a current annual charge of £1,523.35, 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 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.



**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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