



Lynn Road, Wimbotsham, King's Lynn, PE34 3QL

welcome to

Lynn Road, Wimbotsham, King's Lynn

Chain free! A charming 3 bedroom semi-detached house located in the popular village of Wimbotsham, just a short distance from Downham Market. The property offers generous living accommodation throughout, with a cosy lounge, conservatory & country-style kitchen, plus plenty of parking & garden.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Double-glazed window to the side. Radiator. Stairs leading to the first floor landing.

Lounge

21' 2" x 13' 4" (6.45m x 4.06m)

Two double-glazed windows to the front. Two radiators.

Kitchen / Diner

9' 9" x 18' 4" (2.97m x 5.59m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a built-in double oven, a gas hob with integrated cooker hood over & an integrated under-counter fridge. Double-glazed windows to the side & rear.

Utility Room

11' 1" x 8' 9" (3.38m x 2.67m)

Fitted with wall & base units with work surfaces over. Space for a fridge/freezer. Space & plumbing for a washing machine & tumble dryer. Double-glazed window to the side.

Cloakroom

Fitted with WC. Radiator. Double-glazed window to the side.

Conservatory

14' 8" x 9' 3" (4.47m x 2.82m)

Of brick & uPVC construction. Radiator. Double-glazed windows to the side & rear.

First Floor Landing

Stairs from the entrance hall. Two storage cupboards. Loft access.

Bedroom One

13' 5" x 12' 1" (4.09m x 3.68m)

Measurements including alcoves. Double-glazed window to the front. Ceiling fan. Radiator.

Bedroom Two

9' 8" x 8' 1" (2.95m x 2.46m)

Double-glazed window to the side. Radiator.

Bedroom Three

8' x 7' 3" (2.44m x 2.21m)

Double-glazed window to the side. Radiator.

Bathroom

Fitted with WC, wash hand basin & bath with shower over. Radiator. Heated towel rail. Double-glazed window to the rear.

Outside

To the front of the property, timber gates open up to the generous gravelled parking area, providing off-road parking for multiple vehicles. Steps lead down to the garden, where you will find a patio area & lawned area. There are also two timber workshops, both insulated & connected to power.

Agent's Note

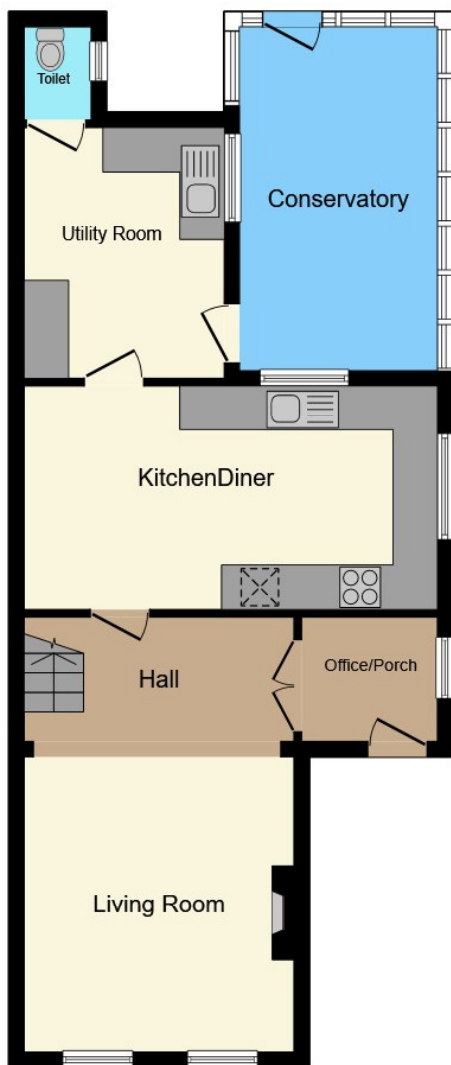
The registered title currently shows an area which will not be included with the sale of this property. The creation of a new title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

Heating to the property is served by oil central heating & waste from the property is served by a cess pit. Please contact the branch for more information if required.



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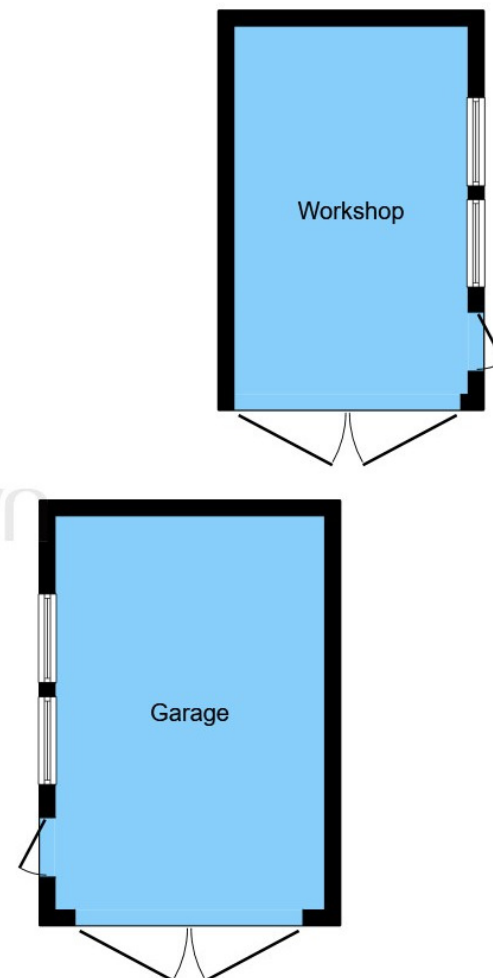




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Lynn Road, Wimbotsham, King's Lynn

- 3 bedroom semi-detached house
- Desirable village location
- Ample off-road parking
- Lounge + conservatory
- Outside space

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM112561 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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