



**Burghley Road, South Wootton, King's Lynn PE30 3TU**

**welcome to**

**Burghley Road, South Wootton, King's Lynn**

Located in the popular area of South Wootton is this well presented three bedroom detached bungalow which is being offered with no onward chain. Viewing highly recommended.



## **Double Glazed Entrance Door To Entrance Porch**

Double glazed window, door to:-

## **Entrance Hall**

Radiator, loft access, two storage cupboards

## **Lounge**

20' 10" x 11' 5" ( 6.35m x 3.48m )

Two double glazed windows, two radiators, fireplace with inset electric fire, ceiling light/fan

## **Kitchen**

12' 7" x 7' 11" ( 3.84m x 2.41m )

Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven, gas hob, extractor over, space for washing machine and fridge freezer, ceramic tiled floor, double glazed window, double glazed door to rear

## **Bedroom One**

13' 10" x 9' 5" ( 4.22m x 2.87m )

Double glazed window, radiator, fitted mirror fronted wardrobes

## **Bedroom Two**

11' 10" x 8' 11" ( 3.61m x 2.72m )

Double glazed window, radiator

## **Bedroom Three**

11' 2" x 8' 9" ( 3.40m x 2.67m )

Radiator, double glazed window

## **Wetroom**

7' 11" x 5' ( 2.41m x 1.52m )

Low level WC, wash hand basin, mains shower, radiator, double glazed window, tiled walls

## **Outside**

To the front is ample parking and a driveway that leads to a detached garage with electric roller doors. Side gate gives access to the rear garden which is laid mainly to lawn with garden shed.



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## Burghley Road, South Wootton, King's Lynn

- Popular South Wootton Location
- Detached Bungalow
- Three Bedrooms
- Lounge/Diner
- Gas Central Heating

Tenure: Freehold EPC Rating: D

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN117746 - 0007

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