



Laurel Grove, West Winch, King's Lynn PE33 0PL

welcome to

Laurel Grove, West Winch, King's Lynn

Located in the popular village of West Winch which has good local amenities including convenience store/post office, primary school and The William Burt Social Club. Viewing highly recommended.



Located on a quiet close in the popular village of West Winch which has easy access into Kings Lynn town centre which has a wide range of amenities including shops, schools and leisure facilities. There is a main line station with rail links to Ely, Cambridge and London's Kings Cross Station. This recently renovated, well presented detached home comprises entrance hall, lounge, kitchen/breakfast room, family room/4th bedroom, shower room and conservatory. All the main ground floor benefits from solid engineered wood floors. First floor has three bedrooms and a family bathroom. Outside there is off road parking to the front and a good size rear garden. Viewing highly recommended.

Approximate total floor area: 126 Square Metres/1356 Sq ft.

Full EPC report:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2715-3005-1204-2299-9200>

Entrance Door To:-

Entrance Porch

Entrance Hall

Lounge

20' 3" x 12' 1" (6.17m x 3.68m)

Conservatory

12' x 11' 8" (3.66m x 3.56m)

Kitchen

15' 3" x 8' 6" (4.65m x 2.59m)

Dining Room

11' 11" x 11' 4" (3.63m x 3.45m)

Rear Lobby

Shower Room

Family Room/ Bedroom

17' 9" x 8' 9" (5.41m x 2.67m)

First Floor Landing

Bedroom One

12' 1" x 11' 5" (3.68m x 3.48m)

Bedroom Two

11' 11" x 10' (3.63m x 3.05m)

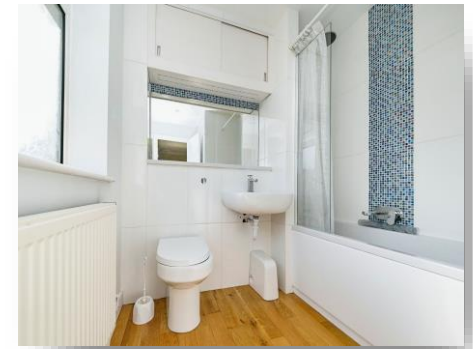
Bedroom Three

10' x 8' 6" (3.05m x 2.59m)

Bathroom

7' 6" x 7' 2" (2.29m x 2.18m)

Outside



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welcome to

Laurel Grove, West Winch King's Lynn

- Popular Village of West Winch
- Detached House
- Three/Four Bedrooms
- Two/Three Reception Rooms
- Two Bathrooms

Tenure: Freehold EPC Rating: D

offers over

£365,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/KLN117663](https://www.williamhbrown.co.uk/Property/KLN117663)



Property Ref:
KLN117663 - 0012

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