



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

welcome to

Laurel Grove, West Winch, King's Lynn

Spacious detached three/four bedroom house located in the popular village of West Winch, the property has been modernised throughout including upgraded kitchen and bathrooms. Benefiting from ample off road parking and generous rear garden, viewing is highly recommended.



Entrance Door To:-

Entrance Porch

Door to:-

Entrance Hall

Stairs to first floor

Lounge

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

Double glazed window, radiator, double glazed patio doors to rear

Conservatory

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

UPVC construction under polycarbonate roof, ceiling fan/light, oak flooring, double glazed doors to rear

Kitchen

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

Range of base and wall units, roll edge work top, inset ceramic sink with mixer tap over, built-in fridge and separate freezer, built-in oven, electric hob, extractor over, breakfast bar, oak flooring, radiator, pantry cupboard, opening to:-

Dining Room

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

Oak flooring, double glazed window, radiator

Rear Lobby

Oak flooring, double glazed door to rear

Shower Room

Shower cubicle, low level WC, wash hand basin, fitted mirror, ceramic tiled walls, wood effect laminate floor

Family Room/ Bedroom Four

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

Double glazed window, radiator, storage cupboard

First Floor Landing

Double glazed window, loft access, storage cupboard

Bedroom One

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

Double glazed window, radiator, fitted wardrobe

Bedroom Two

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

Double glazed window, radiator, storage cupboard

Bedroom Three

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

Double glazed window radiator

Bathroom

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

Bath with shower mixer tap, low level WC, wash hand basin, oak flooring, double glazed window, radiator

Outside

There is off road parking to the front of the property. Side gate gives access to the good size rear garden which is laid mainly to lawn with mature shrubs and hedging. There is a paved patio and a large block paved patio and is enclosed by timber fencing.

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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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 in excess of

£325,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN117663 - 0018

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