



**St. Augustines Way, South Wootton, King's Lynn PE30 3TE**

**welcome to**

## **St. Augustines Way, South Wootton, King's Lynn**

Three Bedroom Link-Detached house in the popular and sought after village of South Wootton, well situated for access into the Town centre of King's Lynn and nearby amenities. The property offers fantastic potential and is offered for sale with no onward Chain.

### **Entrance Hall**

Door to front aspect with side panel leads into the property, stairs to first floor

### **Lounge Diner**

24' 2" x 13' 11" max ( 7.37m x 4.24m max )  
Window to front, gas fire, sliding patio doors into rear garden

### **Kitchen**

9' 7" max x 7' 11" max ( 2.92m max x 2.41m max )  
Window to rear, wall and base units with worksurfaces and inset sink/drainers, space for cooker, plumbing and space for washing machine, space for Fridge freezer, door into utility

### **Utility**

8' 9" x 6' 8" ( 2.67m x 2.03m )  
Door and window into rear garden, door giving access to garage

### **Landing**

Window to side, loft access, cupboard housing warm air heating system

### **Bedroom One**

12' 9" plus wardrobes x 10' 3" ( 3.89m plus wardrobes x 3.12m )  
Window to front, fitted wardrobe

### **Bedroom Two**

9' 9" plus cupboard x 8' 3" plus recess ( 2.97m plus cupboard x 2.51m plus recess )  
Window to rear, built in cupboard

### **Bedroom Three**

9' 9" x 7' 4" ( 2.97m x 2.24m )  
Window to front

### **Bathroom**

Window to rear, vanity wash hand basin, bath with electric shower over

### **Separate W/C**

W/c

### **Outside**

Shared driveway to front leads to driveway and single garage, front garden laid to lawn, side gate access to rear garden

The rear garden is mainly laid to lawn and enclosed by fencing

### **Garage**

Up and over door







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welcome to

## St. Augustines Way, South Wootton, King's Lynn

- Popular location
- close to local amenities
- Three bedrooms
- Off road parking and Garage
- Rear garden

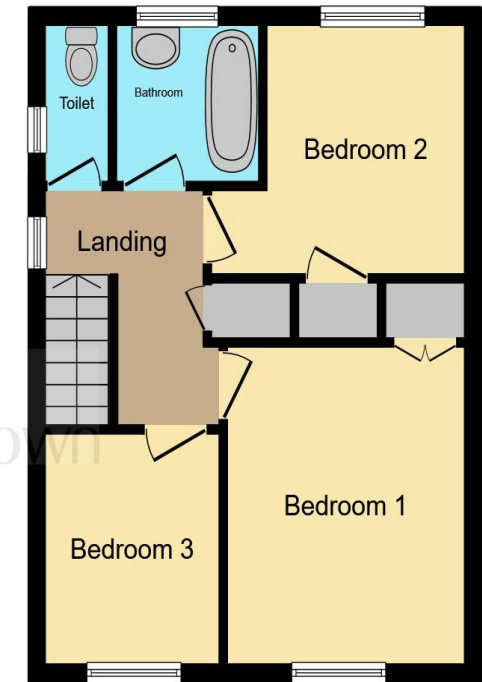
Tenure: Freehold EPC Rating: Awaited

offers in the region of

**£260,000**



Ground Floor



First Floor

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](http://www.focalagent.com)

Awaiting Photograph

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Property Ref:  
KLN118087 - 0002

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