



Main Road, West Winch, King's Lynn, PE33 0NZ

welcome to

Main Road, West Winch, King's Lynn

Located in West Winch and offered for sale with no chain is this unique detached character property, boasting three bedrooms and multiple reception rooms, occupying a large plot with front and rear gardens as well as ample off road parking and outbuildings.





Ground Floor

First Floor

Entrance Hall

Lounge

14' 10" x 12' 7" plus recess (4.52m x 3.84m plus recess)

Dining

12' 4" plus recess x 8' 5" (3.76m plus recess x 2.57m)

Breakfast Room

12' 4" max x 11' 10" (3.76m max x 3.61m)

Kitchen

12' 6" x 7' 11" (3.81m x 2.41m)

Rear Entrance Porch

Inner Hall

Bathroom

Shower Room

First Floor

Landing

Bedroom One

18' 11" x 12' 7" max (5.77m x 3.84m max)

Bedroom Two

12' 1" x 11' 6" (3.68m x 3.51m)

Bedroom Three

11' 11" x 8' (3.63m x 2.44m)

Cloakroom

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.

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

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Main Road, West Winch, King's Lynn

- Three Bedroom Detached house
- Large plot with Ample off Road parking and Generous gardens
- Multiple reception rooms
- Outbuilding and Car port
- Bathroom, Shower room and W/c

Tenure: Freehold EPC Rating: E

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN118094



Property Ref:
KLN118094 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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