



**Foxs Lane, West Lynn, King's Lynn, PE34 3LY**

**welcome to**

**Foxs Lane, West Lynn, King's Lynn**

Located in the popular village of West Lynn which has good local amenities including shops, school, ferry service into Kings Lynn town centre. Viewing highly recommended





**Ground Floor**



**First Floor**

**Double Glazed Entrance Door To**

**Entrance Hall**

**L-Shaped Lounge/Diner**

14' 5" max x 29' 11" max ( 4.39m max x 9.12m max )

**Conservatory**

8' 9" x 8' 2" ( 2.67m x 2.49m )

**Kitchen/ Breakfast**

18' 6" x 10' 7" ( 5.64m x 3.23m )

**Rear Passageway**

**Shower Room**

**Workshop**

8' 2" x 11' 4" ( 2.49m x 3.45m )

**First Floor Landing**

**Bathroom**

6' 5" x 5' 6" ( 1.96m x 1.68m )

**Bedroom One**

11' 5" min x 8' 6" max ( 3.48m min x 2.59m max )

**Bedroom Two**

11' 7" x 10' 11" ( 3.53m x 3.33m )

**Bedroom Three**

8' 11" max x 7' 10" inc bulkhead ( 2.72m max x 2.39m inc bulkhead )

**Outside**

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

welcome to

## Foxs Lane, West Lynn, King's Lynn

- Popular Village of West Lynn
- Good Local Amenities
- Semi Detached House
- Lounge/Dining Room
- Garden Room

Tenure: Freehold EPC Rating: D

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KLN117643](https://www.williamhbrown.co.uk/Property/KLN117643)



Property Ref:  
KLN117643 - 0006

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