



william  
h brown  
**for sale**  
King's Lynn  
01553 771337  
williamhbrown.co.uk

**Kendle Way, King's Lynn, PE30 3XX**

william  
h brown



**welcome to**

**Kendle Way, King's Lynn**

William H Brown are delighted to offer to market this detached, three-bedroom house with off road parking and enclosed rear garden, located on the popular Templemead development. Viewing highly recommended!



**Entrance Hall**

Stairs to first floor

**Cloakroom**

Toilet, hand wash basin

**Lounge**

13' 1" x 10' 10" ( 3.99m x 3.30m )

Double glazed windows to front, double doors to diner, radiator

**Dining Room**

9' 6" x 7' 6" ( 2.90m x 2.29m )

Sliding patio door to conservatory, radiator

**Conservatory**

UPVC windows and double door to garden, tiled floor

**Kitchen**

8' 10" x 7' 2" ( 2.69m x 2.18m )

Double glazed windows to rear, wall and base units, inset sink and mixer tap, gas hob and oven, space for undercounter fridge and freezer, space for washing machine

**Bedroom 1**

10' 8" max x 9' 7" ( 3.25m max x 2.92m )

Double glazed window to rear, radiator

**Bedroom 2**

9' 11" x 6' 8" ( 3.02m x 2.03m )

Double glazed window to front, radiator

**Bedroom 3**

7' 3" x 6' 11" ( 2.21m x 2.11m )

Double glazed window to rear, radiator, built in wardrobe

**En Suite**

Double glazed window to rear, shower cubicle, low level flush WC, hand basin, radiator

**Main Bathroom**

Double glazed window, bath, low level flush WC, hand basin, radiator

**Outside**

To the front of the property there is a shared driveway leading to a car port and a single garage and an enclosed garden with gated access.



***view this property online*** [williamhbrown.co.uk/Property/KLN118317](http://williamhbrown.co.uk/Property/KLN118317)



welcome to

## Kendle Way, King's Lynn

- Three-bedroom detached house
- Lounge and diner
- Main family bathroom, en-suite and WC
- Off road parking and car port and garage
- Enclosed rear garden

Tenure: Freehold EPC Rating: C

offers in excess of

**£250,000**



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

view this property online [williamhbrown.co.uk/Property/KLN118317](https://www.williamhbrown.co.uk/Property/KLN118317)



Property Ref:  
KLN118317 - 0009

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.



william h brown



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)