



Hive Cottage, Lynn Road, East Winch, King's Lynn, PE32 1NP

welcome to

Hive Cottage, Lynn Road, East Winch, King's Lynn

William H Brown are delighted to offer to market this beautifully presented, six bedroom, detached family home, conveniently located along the A47, believed to be dated back to the mid 1800's. Viewing highly recommended!



**Entrance Door To:
Entrance Hall**

radiator, doors to study and hallway

Study

6' 7" x 8' (2.01m x 2.44m)

Door to garage, radiator

Office

11' 9" max x 9' max (3.58m max x 2.74m max)

L shaped room, electric heater, double glazed window to rear, round window to entrance hall

Hallway

Lounge

22' 9" x 12' 1" (6.93m x 3.68m)

Dining Room

18' 1" x 9' 6" (5.51m x 2.90m)

Double doors to garden room, double glazed window to side, radiator

Garden Room

14' 3" x 13' 1" (4.34m x 3.99m)

Bay window to garden, two double glazed windows to rear, double to rear, radiator

Kitchen

16' 3" x 9' 5" (4.95m x 2.87m)

Wall and base units, breakfast bar, integrated fridge freezer, range cooker and extractor hood, butler sink and tap, double glazed window to rear, radiator

Wc

Low level WC, hand wash basin, heated towel rail, door to side

Utility

8' 3" x 6' 2" (2.51m x 1.88m)

Space and plumbing for washing machine and tumble dryer, window to front, door to rear

Landing:

Two windows to driveway, radiator

Bedroom 1

20' 4" x 12' 1" (6.20m x 3.68m)

Walk in closet, two windows to front, radiator, door to en suite

En Suite

Low level WC, hand wash basin, shower, heated towel rail

Bedroom 2

15' 3" x 11' 1" (4.65m x 3.38m)

Closet space, radiator

Bedroom 3

12' x 10' 10" (3.66m x 3.30m)

Double glazed window to front, radiator

Bedroom 4

9' 4" x 8' 7" (2.84m x 2.62m)

Built in wardrobes, double glazed window to rear, radiator

Bedroom 5

10' 4" x 9' 6" (3.15m x 2.90m)

Double glazed window to rear, radiator

Bedroom 6

9' 6" x 8' (2.90m x 2.44m)

Bathroom

Bath, shower, low level WC, hand wash basin, double glazed window to rear



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welcome to

Hive Cottage, Lynn Road, East Winch King's Lynn

- Beautifully presented detached family home
- Six bedrooms
- Full of character
- Main family bathroom and en suite to master
- Double garage and spacious driveway

Tenure: Freehold EPC Rating: E

offers in the region of
£580,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN118453 - 0002

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