

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



welcome to

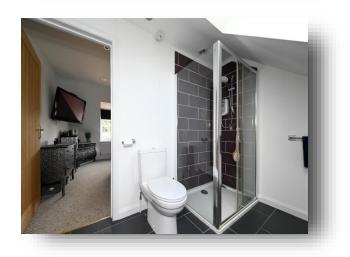
Hive Cottage, Lynn Road, East Winch, King's Lynn

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

W.C.

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

Utility

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



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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

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



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 lability is taken for any error, ornission or misstatement. A party must rely upon its own inspection(s), Fowered by wown focalagent.com



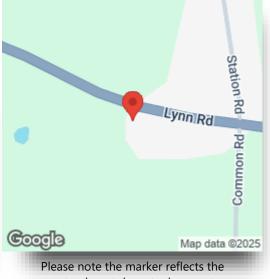


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Property Ref: KLN118453 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.



postcode not the actual property

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