



**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 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**



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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postcode not the actual property

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Property Ref:  
KLN118453 - 0003

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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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