



**Sluice Road, Wighenhall St. Germans, King's Lynn, PE34 3EF**



**welcome to**

**Sluice Road, Wiggenhall St. Germans, King's Lynn**

Located in the village of Wiggenhall St Germans is this three bedroom detached family home, boasting a double garage and heated swimming pool. Consisting of lounge, dining room, kitchen, utility, cloakroom, downstairs shower room, family bathroom and enclosed shower room en-suite. No onward chain.



## Accommodation:

### Entrance Hall

Double glazed door to the front. Radiator. Stairs to the first floor landing. Access to:

### Cloakroom

Wash hand basin. Low level W.C. Circular double glazed window to the front. Radiator.

### Lounge

14' 1" x 11' 11" ( 4.29m x 3.63m )  
Double glazed window. Radiator. Exposed ceiling beams. Open fireplace. Double glazed doors leading to:

### Dining Room

11' 11" x 9' 11" ( 3.63m x 3.02m )  
Radiator. Serving hatch through to the kitchen. Exposed ceiling beams. Double glazed doors to the rear garden.

### Kitchen

14' 11" x 11' 10" ( 4.55m x 3.61m )  
Fitted with a range of wall and base units with work surfaces over. Stainless steel one and a half bowl sink. Integrated double electric oven. Electric hob with extractor hood above. Tiled splashback and floor. Space and plumbing for dishwasher. Space for under counter fridge. Exposed ceiling beams. Radiator. Double glazed window to the rear. Door to rear lobby.

### Utility Room

9' 1" x 5' 9" ( 2.77m x 1.75m )  
Base units with work surfaces over. Space and plumbing for washing machine and tumble dryer. Space for free standing fridge freezer. Part tiled walls and floor. Electric storage heater. Door to the rear.

### Downstairs Shower Room

Shower cubicle with electric shower. Radiator. Double glazed window. Tiled walls.

### Rear Lobby

Double glazed window to the rear. Door leading to rear garden.

### First Floor Landing

Radiator. Loft access. Airing cupboard housing the hot water tank.

### Bedroom One

14' 1" x 11' 11" ( 4.29m x 3.63m )  
Double glazed window. Radiator. Two fitted wardrobes and matching side cabinets.

### Bedroom Two

11' 10" x 10' ( 3.61m x 3.05m )  
Double glazed window to the rear. Radiator. Fitted wardrobes with overhead cabinets. Access to enclosed shower cubicle with electric shower.

### Bedroom Three

12' x 7' 9" ( 3.66m x 2.36m )  
Double glazed window to the rear. Radiator. Fitted wardrobes with overhead cabinets.

### Bathroom

11' 11" x 5' 7" ( 3.63m x 1.70m )  
Wash hand basin. Low level W.C. Spa bath with overhead shower and folding shower screen. Tiled walls. Radiator. Double glazed window to the front.

## Outside

Large laid to lawn front garden with gated ample parking on the gravel driveway, leading to the double garage. Garage has power and lighting with up and over doors.

The rear garden is split in to two parts, the first being a heated swimming pool with a large paved patio area, picket fence and gate leads on to a good sized laid to lawn garden with mature shrubs, hedging and pump house.

## Agent Note

Probate has been granted.



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welcome to

## Sluice Road, Wiggenhall St. Germans, King's Lynn

- NO ONWARD CHAIN
- 3 Bed Detached Family Home
- Kitchen & Utility Room
- Ample Parking & Double Garage
- Heated Swimming Pool

Tenure: Freehold EPC Rating: D  
Council Tax Band: D



# £365,000

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



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postcode not the actual property

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Property Ref:  
KLN118334 - 0006

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