



**Meadow Cottage, Rectory Lane, West Winch, King's Lynn, PE33
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welcome to

Meadow Cottage, Rectory Lane, West Winch, King's Lynn

No onward chain. William H Brown are delighted to offer to market this charming semi detached character cottage, located in the popular village of West Winch, and within close distance to the town of Kings Lynn. Viewings highly recommended!



Accommodation:

Garden Room

11' 3" x 8' (3.43m x 2.44m)

Double glazed entrance door. Door through to kitchen. Archway through to utility room. Radiator.

Utility

Wall and base units with work surfaces over. Door through to W.C.

W.C.

Low level W.C. Wash hand basin.

Kitchen

22' x 9' 3" (6.71m x 2.82m)

Fitted with gloss wall and base units with worktops over. Electric hob and oven. Sink and mixer tap. Space for freestanding fridge/ freezer. Double glazed sliding patio doors to rear garden. Double glazed window to side.

Lounge

25' 10" x 15' 8" (7.87m x 4.78m)

Brick fireplace with log burner. Double glazed window to front. Double glazed window to rear. Television point. Radiator. Storage cupboard.

First Floor Landing

Storage cupboard.

Bedroom One

15' 10" max x 10' 7" (4.83m max x 3.23m)

Two double glazed windows to front. Radiator.

Bedroom Two

11' 8" x 9' (3.56m x 2.74m)

Double glazed window to rear. Built-in wardrobe. Radiator.

Bathroom

Walk in shower. Bath. Vanity unit with wash hand basin. Low level W.C. Window to rear.

Bedroom 3

15' 5" x 14' 5" (4.70m x 4.39m)

Double glazed window to front. Storage cupboard.

Agents Note

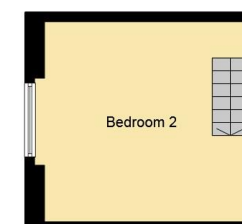
There is no garage by separate negotiation.



Ground Floor



First Floor



Second Floor

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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welcome to

Meadow Cottage Rectory Lane, West Winch King's Lynn

- Character cottage
- Three bedrooms
- Spacious lounge
- Modern kitchen
- Driveway

Tenure: Freehold EPC Rating: D

£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN117933 - 0006

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