



**St. Peters Road, Wighenhall St. Germans, King's Lynn, PE34
3HB**

welcome to

St. Peters Road, Wiggenhall St. Germans, King's Lynn

Located in the popular village of Wiggenhall St Germans which has good local amenities including local convenience store/post office, public house and primary school. This property is being offered with no onward chain and viewing is highly recommended.



Entrance Door To:-

Lounge

15' 1" x 11' 11" (4.60m x 3.63m)

Feature fireplace with tiled hearth, radiator, ceiling and wall beams, laminate floor, stairs to first floor, double glazed window

Kitchen/ Breakfast Room

15' 1" x 10' 7" (4.60m x 3.23m)

Range of matching base and wall units, marble effect worktop with one and half bowl composite sink with chrome mixer taps over, integrated dishwasher, space for appliances. Further L-shaped matching work top with ceramic hob, fan assisted oven under, glass splashback and extractor over, matching soft closure cupboards and drawers under. Space for fridge freezer with locker cupboard over, radiator, laminate floor, door to:-

Rear Lobby

4' 4" x 3' 2" (1.32m x 0.97m)

Ceramic tiled floor, cupboard housing Tempest pressurised hot water cylinder with separate immersion, double glazed door to rear

Bathroom

8' x 5' 11" (2.44m x 1.80m)

Bat with shower screen and rail water shower head, low level WC, wash hand basin, heated towel rail, ceramic tiled floor and walls, extractor fan

First Floor Landing

Window to rear, loft access, built-in storage cupboard

Bedroom One

12' 6" max x 11' 8" (3.81m max x 3.56m)

Double glazed window, radiator, door to:-

En Suite Shower Room

6' 4" x 4' 8" (1.93m x 1.42m)

Shower cubicle, low level WC, wash hand basin with double cupboard under, heated towel rail, extractor

Bedroom Two

11' 11" x 8' 11" (3.63m x 2.72m)

Radiator, double glazed window

Outside

the property is approached by an extensive shingled driveway providing ample parking with a small lawned front garden. Side gate gives access to the generous rear garden which is laid mainly to lawn with a paved patio area. The garden is enclosed by timber fencing.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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welcome to

St. Peters Road, Wiggenhall St. Germans King's Lynn

- Popular Village of Wiggenhall St Germans
- Detached House
- Recently Renovated by Current Owner
- Two Bedrooms
- En Suite to Master

Tenure: Freehold EPC Rating: D

offers in excess of

£240,000



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



Please note the marker reflects the
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Property Ref:
KLN117923 - 0005

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