







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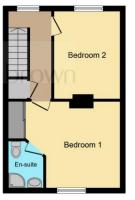
- Popular Village of Wiggenhall St Germans
- Detached House
- Recently Renovated by Current Owner
- Two Bedrooms
- En Suite to Master

Tenure: Freehold EPC Rating: D

offers in excess of

£240,000





Ground Floor

First 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









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN117923



Property Ref: KLN117923 - 0005 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.





01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30



williamhbrown.co.uk

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.