



**Middle Cottage And Fairfield, Main Road, West Bilney, King's Lynn, PE32 1HP**

**welcome to**

**Middle Cottage And Fairfield, Main Road, West Bilney, King's Lynn**

Looking for a project? then look no further with this spacious three bedroom cottage in need of some refurbishment and sits on a large plot. The property is being offered with no onward chain.



## Double Glazed Entrance Door To

### Lounge

13' 9" x 9' 10" ( 4.19m x 3.00m )  
Double glazed window, radiator

### Dining Room

13' 9" x 13' 9" max ( 4.19m x 4.19m max )  
Double doors to rear, stairs to first floor

### Bathroom

7' 1" x 6' 3" ( 2.16m x 1.91m )  
Bath, low level WC, wash hand basin, radiator

### Kitchen/ Breakfast Room

13' 11" max x 9' 11" ( 4.24m max x 3.02m )  
Range of base and wall units, roll edge work top inset stainless steel sink with mixer tap over, built-in double oven, electric hob, space for washing machine and fridge freezer, double glazed window, stable door to rear, ceramic tiled floor, radiator

### Family Room

14' max x 10' 1" max ( 4.27m max x 3.07m max )  
Double glazed window, radiator

### Utility

14' 8" x 6' 1" ( 4.47m x 1.85m )  
Radiator

### First Floor Landing

Radiator, double glazed window, airing cupboard space

### Bedroom One

13' 11" x 10' 4" ( 4.24m x 3.15m )  
Double glazed window, radiator

### Bedroom Two

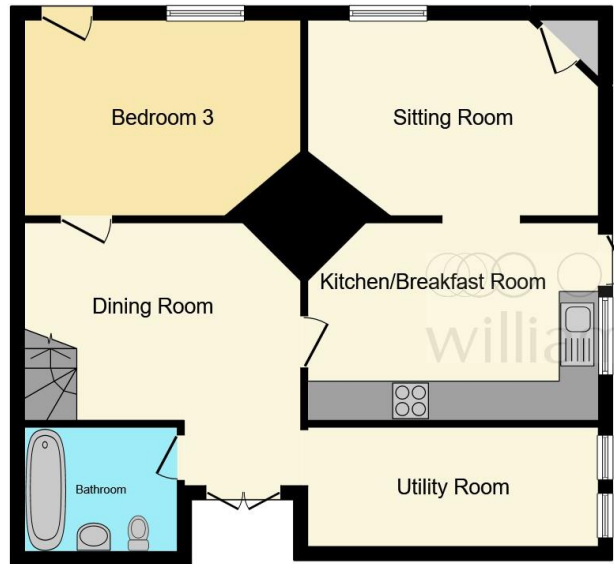
14' 6" x 10' 8" ( 4.42m x 3.25m )  
Double glazed window, radiator

### Bedroom Three

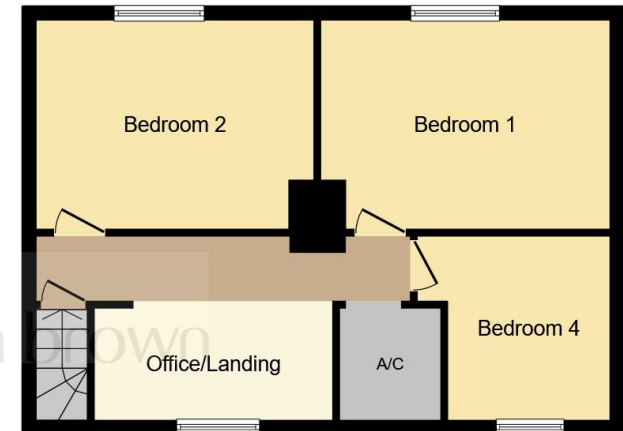
10' 7" x 9' 3" ( 3.23m x 2.82m )  
Double glazed window, radiator

### Outside

There is a large rear garden and ample parking to the front.



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



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## Middle Cottage And Fairfield, Main Road, West Bilney, King's Lynn

- In Need of Some Refurbishment
- Semi Detached Cottage
- Three Bedrooms
- Three Reception Rooms
- Breakfast/Kitchen

Tenure: Freehold EPC Rating: E

# £215,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN118919 - 0003

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