



**Leete Way, West Winch, King's Lynn, PE33 0ST**



**welcome to**

**Leete Way, West Winch, King's Lynn**

William H Brown are delighted to offer to market this well presented three bedroom home, located in the popular village West Winch. Viewing highly recommended!



**Entrance Porch**

UPVC double glazed door to front, door to lounge, door to WC

**Cloakroom**

UPVC double glazed window to front, WC, hand wash basin, heated towel rail

**Lounge**

15' 1" x 14' 6" ( 4.60m x 4.42m )

UPVC double glazed window to front, two radiators, door to kitchen, stairs leading to first floor

**Kitchen**

15' 1" x 8' 8" ( 4.60m x 2.64m )

Wall and base units, sink and mixer tap, integrated oven, gas hob with extractor over, space for washing machine and tumble dryer, radiator, double glazed French doors to rear, wall mounted boiler

**Landing**

Airing cupboard, loft access

**Bedroom One**

12' 2" x 8' 8" ( 3.71m x 2.64m )

Double glazed window to rear, radiator

**Bedroom Two**

11' 5" x 8' 7" ( 3.48m x 2.62m )

Double glazed window to front, radiator

**Bedroom Three**

8' 5" x 6' 3" ( 2.57m x 1.91m )

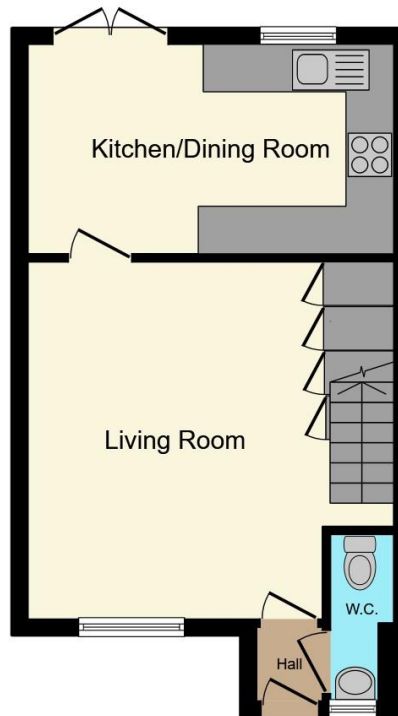
Double glazed window to rear, radiator

**Shower Room**

Corner shower, WC, hand wash basin, radiator, double glazed window to front

**Outside**

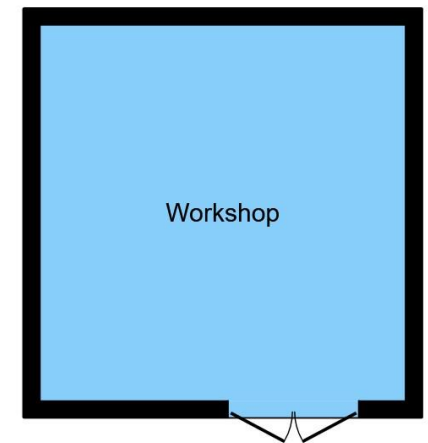
Enclosed rear garden with Workshop, block paved driveway to front plus two allocated spaces in the private car park



**Ground Floor**



**First Floor**



**Outbuilding**

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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## **Leete Way, West Winch, King's Lynn**

- Three bedrooms
- End Terrace
- Well Presented Throughout
- Modern Shower Room
- Useful Workshop Space

Tenure: Freehold EPC Rating: C

**£215,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN118943 - 0004

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