



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)

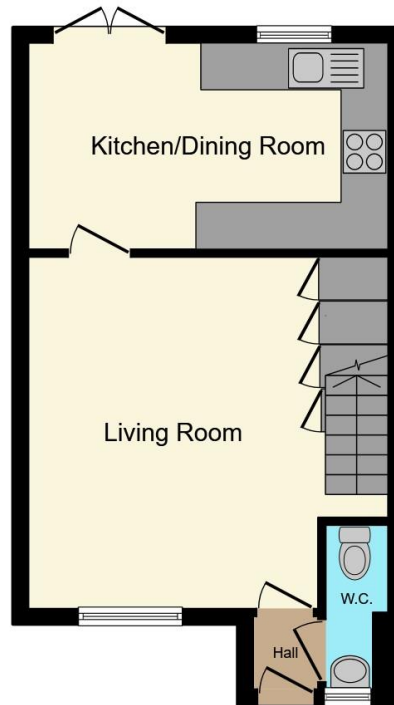
Double glazed window to rear, radiator

Shower Room

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

Outside

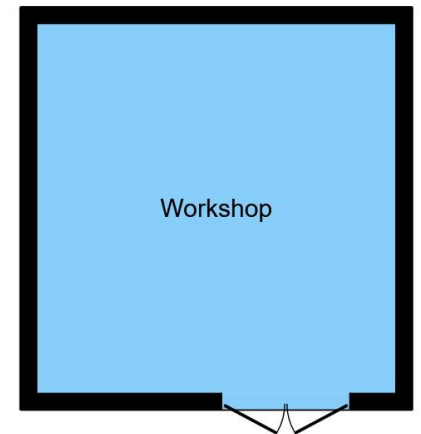
Enclosed rear garden with Workshop, block paved driveway to front plus two allocated spaces in the private car park



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



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welcome to

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
Council Tax Band: B

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN118943 - 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.

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