



Pingles Road, North Wootton, King's Lynn, PE30 3RW

welcome to

Pingles Road, North Wootton, King's Lynn

William H Brown are delighted to offer to market this beautifully presented two bedroom property, located in the sought after village of North Wootton. Complete with a garage and off road parking and an enclosed rear garden, this property is perfect for first time buyers or families!



Entrance Porch

Lounge

14' 10" x 13' 10" (4.52m x 4.22m)

Double glazed window to front, radiator

Kitchen/Dining Room

14' 11" x 9' 4" (4.55m x 2.84m)

Wall and base units, sink and mixer tap, double oven, space for freestanding fridge/freezer, integrated washing machine, door and windows to rear

Bedroom One

14' 10" x 12' 4" (4.52m x 3.76m)

Double glazed windows, radiator

Bedroom Two

11' 8" x 8' 2" (3.56m x 2.49m)

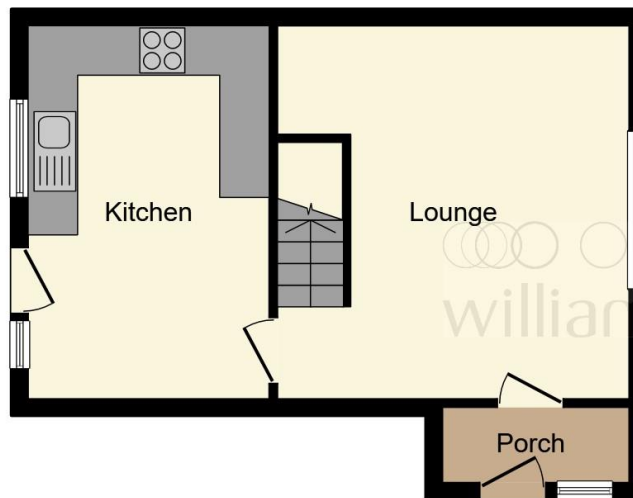
Double glazed window, radiator

Bathroom

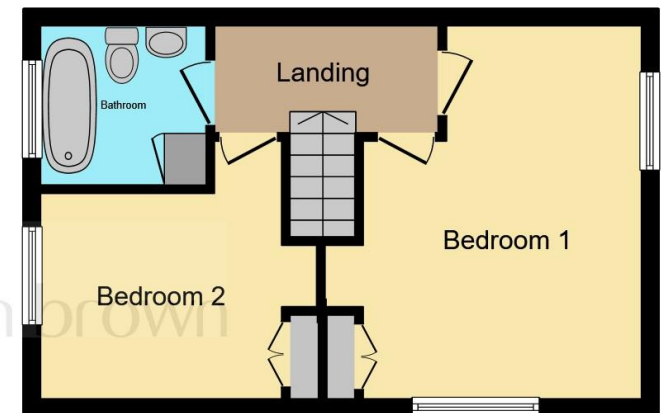
Bath with overhead shower, WC, Hand Wash Basin, Heated Towel Rail, Window

Outside

To the front of the property there is a shingle driveway with off road parking leading to the single garage. To the rear of the property there is an enclosed garden, mainly laid to lawn



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



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welcome to

Pingles Road, North Wootton, King's Lynn

- Semi detached home
- Two/Three Bedrooms
- Spacious Lounge
- Kitchen/Dining Room
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN118788 - 0004

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.

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.



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