



Langridge Circle, Watlington, King's Lynn, PE33 0UF

welcome to

Langridge Circle, Watlington, King's Lynn

Located in the popular village of Watlington is this very well presented three bedroom mid terrace family home. with spacious kitchen/ breakfast room, en-suite shower room to the main bedroom, off road parking and garage. Viewing highly recommended!



Accommodation:

Entrance Hall

Double glazed door to the front. Radiator. Stairs to first floor landing. Access to:

Cloakroom

Low level WC. Wash hand basin. Radiator. Wood effect flooring. Double glazed window.

Lounge

15' 7" x 10' 11" (4.75m x 3.33m)
Fireplace with inset electric effect fire. Television point. Double glazed window. Radiator.

Kitchen/ Breakfast Room

17' 9" x 10' (5.41m x 3.05m)
Range of wall and base units with solid wood worktops over. Inset one and a half bowl sink with mixer tap. Built in oven with gas hob and extractor fan over. Space and plumbing for dishwasher, washing machine and tumble dryer. Space for American style fridge/ freezer. Storage cupboard. Wood effect flooring. Radiator. Double glazed window. Double glazed patio door to:

Conservatory

UPVC construction under polycarbonate roof.

First Floor Landing

Loft hatch access. Airing cupboard housing hot water tank.

Bedroom One

10' 2" x 14' 2" (3.10m x 4.32m)
Double glazed window. Radiator. Access to:

En-Suite

Shower cubicle with mains shower. Low level WC. Wash hand basin. Radiator. Part tiled walls.

Bedroom Two

14' 11" max x 10' 1" max (4.55m max x 3.07m max)
Double glazed window. Radiator.

Bedroom Three

10' 4" x 7' 5" (3.15m x 2.26m)
Double glazed window. Radiator.

Bathroom

7' 3" x 6' 4" (2.21m x 1.93m)
Bath with shower mixer tap and shower screen. Low level WC. Wash hand basin. Radiator. Double glazed window.

Outside

Enclosed rear garden laid mainly to lawn with raised decked seating area. Rear access gate to the garage with power and light.



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Langridge Circle, Watlington, King's Lynn

- Mid Terrace House
- Three Bedrooms
- Kitchen/ Breakfast Room
- En-Suite
- Garage

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

offers in excess of

£240,000



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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Property Ref:
KLN119189 - 0003

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