



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



**welcome to**

**Pingles Road, North Wootton, King's Lynn**

OPEN HOUSE EVENT - 27th Sept - via appointment only.

For sale via William H Brown Auctions in association with Barnard Marcus Auctions on 14th Oct 2025, at the De Vere Grand Connaught Rooms, 61-65



## Entrance Door To:-

### Lounge

14' 10" x 14' 1" ( 4.52m x 4.29m )

Double glazed window, radiator, stairs to first floor

### Kitchen/Breakfast Room

14' 10" x 9' 5" ( 4.52m x 2.87m )

Range of base and wall units, roll edge work top, inset sink with mixer tap over, gas hob, extractor over, space for washing machine and fridge freezer, two double glazed windows, double glazed door to rear

### First Floor Landing

Loft access

### Bedroom One

12' 4" x 8' 1" ( 3.76m x 2.46m )

Double glazed window, radiator

### Bedroom Two

11' 3" max x 8' 2" ( 3.43m max x 2.49m )

Double glazed window, radiator

### Bedroom Three

7' 10" x 6' 5" ( 2.39m x 1.96m )

Double glazed window, radiator

### Bathroom

6' 7" x 6' 5" ( 2.01m x 1.96m )

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, radiator, double glazed window to rear

## Outside

Driveway leading to single garage with up and over door, side gate gives access to the enclosed rear garden.

## Traditional Auction:

Important Notice: For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

## Guide Price

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.



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## **Pingles Road, North Wootton, King's Lynn**

- Guide Price £150,000 to £170,000
- Semi Detached House
- Three Bedrooms
- Kitchen/Breakfast Room
- Garage and Driveway

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

guide price

**£150,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN119302 - 0007

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**william h brown**



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**