



Lynn Road, Wiggenhall St. Germans, King's Lynn, PE34 3DW

welcome to

Lynn Road, Wiggenhall St. Germans, King's Lynn

Located in the popular village of Wiggenhall St Germans which has good local amenities including, local convenience store/post office, public house and primary school is this well presented architect design, four bedroom detached family home with the potential to be a multi generation home.



Double Glazed Entrance Door To

Storm Porch

Entrance door to-

Entrance Hall

Ceramic tiled floor, radiator, stairs to first floor, double glazed window

Shower Room

Low level WC, wash hand basin, shower cubicle, double glazed window, heated towel rail

Inner Hall

Radiator, cupboard housing air source heating pump

Bedroom One

11' 6" x 10' 3" (3.51m x 3.12m)

Recently fitted double glazed window and electric flat panel radiator

Utility Room

10' 4" x 6' 1" (3.15m x 1.85m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, integrated washing machine, radiator, double glazed door to rear

Bedroom Four/ Home Office

10' 3" x 9' 8" (3.12m x 2.95m)

(Currently being used as an office) Double glazed window, radiator, double glazed patio doors to rear, electric flat panel radiator

First Floor Landing

Bedroom Two

9' 7" x 8' 8" (2.92m x 2.64m)

Double glazed window to front aspect, radiator, partial views of the river

Bedroom Three

9' 2" x 8' 8" (2.79m x 2.64m)

Double glazed window to front aspect, radiator, partial views of the river

Bathroom

Bath, low level WC, wash hand basin, radiator, ceramic tiled floor, double glazed window

Open Plan Kitchen/ Living Room

Kitchen Area

11' 4" x 9' 8" (3.45m x 2.95m)

Range of base units, roll edge work top inset stainless sink with mixer tap over, built-in oven, electric hob, extractor over, integrated fridge, radiator, double glazed Velux window, vinyl floor, opening to:-

Living Room Area

16' 3" x 10' 3" (4.95m x 3.12m)

Two double glazed velux windows, further double glazed window, two radiators

Outside

To the front is a gravel drive giving off road parking for approximately three cars, the rear garden is a good size and is laid mainly to lawn and enclosed by timber fencing with shed included.



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welcome to

Lynn Road, Wigganhall St. Germans, King's Lynn

- Detached Family Home
- Four Bedrooms
- Open Plan Kitchen/ Living Room
- One Off Architect Design
- Multi Generation Living Potential

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

offers over
£280,000



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:
KLN119338 - 0005

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