



**Lacey Close, Watlington, King's Lynn, PE33 0TX**



**welcome to**

**Lacey Close, Watlington, King's Lynn**

Located in the popular village of Watlington which has good local amenities including convenience store/post office, public house, primary school, doctors surgery and a main line station to Kings Lynn, Ely, Cambridge and London. This property is being offered with no onward chain.



## Entrance Door To:-

### Entrance Hall

Wood effect laminate floor, radiator, loft access, airing cupboard housing hot water tank

### Lounge

11' 5" x 16' ( 3.48m x 4.88m )

Ceramic tiled floor, radiator, fireplace with inset electric fire

### Conservatory

9' 8" x 8' 8" ( 2.95m x 2.64m )

UPVC construction under polycarbonate roof, double glazed door to rear

### Kitchen

11' 9" max x 8' 6" min ( 3.58m max x 2.59m min )

Range of base and wall units, roll edge worktop, inset sink with mixer tap over, built-in oven, electric hob, extractor over, space for washing machine and fridge freezer, radiator, wood effect laminate floor, double glazed window, double glazed door to rear

### Bathroom

6' 9" x 5' 8" ( 2.06m x 1.73m )

Shower cubicle, low level WC, wash hand basin, radiator, tiled walls, double glazed window

### Bedroom One

12' 5" x 11' 5" ( 3.78m x 3.48m )

Fitted mirror fronted wardrobes, radiator, tiled walls, double glazed window, radiator, wood effect laminate floor

### Bedroom Two

11' 1" x 8' 4" ( 3.38m x 2.54m )

Double glazed window, radiator, wood effect laminate floor

### Outside

To the front is a driveway giving off road parking for 2 vehicles and leads to a detached single garage with up and over door, power and light and courtesy door to rear. The rear garden is well maintained and laid to slab and single with an enclosed seating area and pond.

### Agents Notes

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



**view this property online** [williamhbrown.co.uk/Property/KLN119000](http://williamhbrown.co.uk/Property/KLN119000)



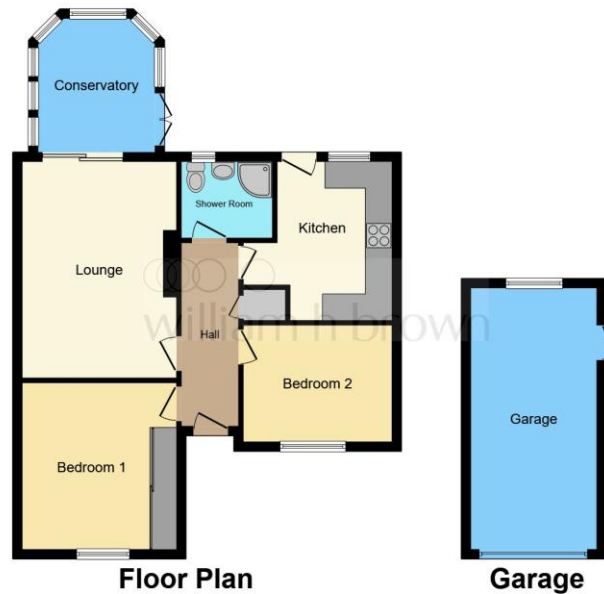
welcome to

## Lacey Close, Watlington, King's Lynn

- Popular Village of Watlington
- Detached Bungalow
- Two Bedrooms
- Spacious Lounge
- Conservatory

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£260,000**



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



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KLN119000](http://williamhbrown.co.uk/Property/KLN119000)



Property Ref:  
KLN119000 - 0007

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.



**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](http://williamhbrown.co.uk)**