



Home Leigh, Lynn Road, Middleton, King's Lynn, PE32 1RH

welcome to

Home Leigh, Lynn Road, Middleton, King's Lynn

Located in the village of Middleton with easy access into Kings Lynn is this spacious four bedroom detached chalet bungalow with a superb garden of approximately an acre (STMS). Viewing highly recommended.



Double Glazed Entrance Door To

Entrance Hall

Pattern tiled floor, two radiators, stairs to first floor, storage cupboard

Bedroom One

11' x 11' 11" (3.35m x 3.63m)

Double glazed window, radiator, storage cupboard

Bedroom Two

10' 10" x 11' 10" (3.30m x 3.61m)

Double glazed window, radiator, door to:-

En Suite

Shower cubicle, low level WC, wash hand basin, radiator, double glazed window, storage cupboard

L-Shaped Lounge/Diner

21' 10" max x 22' 2" max (6.65m max x 6.76m max)

Three double glazed windows, two radiators, ornate feature fireplace

Kitchen/Breakfast Room

9' 10" x 18' 3" (3.00m x 5.56m)

Range of bespoke base and wall units, granite work top over, space for Range cooker, inset ceramic sink with mixer tap over, integrated dishwasher and fridge freezer, three double glazed windows, radiator, quarry tiled floor, double glazed door to:-

Conservatory

12' 4" x 16' 8" (3.76m x 5.08m)

UPVC conservatory under a polycarbonate roof, pattern tiled floor, radiator, double doors to rear, double glazed door to side elevation

Bathroom

9' 10" x 7' 8" (3.00m x 2.34m)

Bath, low level WC, wash hand basin, bidet, radiator, double glazed window

Laundry Room

11' 8" x 6' 7" (3.56m x 2.01m)

Oil fired boiler, storage cupboard housing hot water tank

First Floor Landing

Eaves Storage

Cloakroom

Low level WC, wash hand basin, Velux window

Bedroom

16' 11" max x 12' 7" (5.16m max x 3.84m)

Restricted head room, two double glazed windows, radiator

Outside

There is off road parking to the front and this leads onto the extensive rear garden with a plot extending to one acre (STMS) which is laid mainly to lawn with an abundance of trees and shrubs and a large garden pond. Outbuildings which provide the opportunity for further development or conversion (STPP). This backs onto Middleton Golf Club and open fields



view this property online williamhbrown.co.uk/Property/KLN118701



welcome to

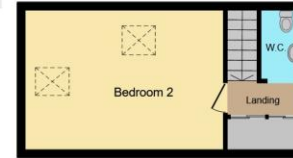
Home Leigh, Lynn Road, Middleton, King's Lynn

- Detached Chalet Bungalow
- Three Ground Floor Bedrooms
- First Floor Bedrooms
- Kitchen/Breakfast Rooms
- L-Shaped Lounge/Diner

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



Ground Floor



First Floor

£450,000

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/KLN118701



Property Ref:
KLN118701 - 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.



william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



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



williamhbrown.co.uk