



**Hall Lane, West Winch, King's Lynn, PE33 0PJ**



**welcome to**

**Hall Lane, West Winch, King's Lynn**

Located in the popular village of West Winch with good local amenities is this spacious three bedroom detached bungalow on a good sized plot and is being offered with no onward chain. Viewing highly recommended.



### **Entrance Door To:-**

### **Entrance Porch**

Door to:-

### **Entrance Hall**

Radiator, loft access, airing cupboard, doors off

### **Lounge**

23' 7" x 17' 10" ( 7.19m x 5.44m )

Double glazed doors to rear, fireplace with inset gas fire, radiator, double glazed window

### **Kitchen/Breakfast Room**

17' 2" x 8' 2" ( 5.23m x 2.49m )

Range of base and wall units, roll edge work top, inset sink with mixer tap over, space for fridge freezer and washing machine. built-in oven, gas hob, extractor over, double glazed window, radiator, part tiled walls, door to side access

### **Bedroom One**

11' 1" x 9' 8" ( 3.38m x 2.95m )

Window to front, radiator, built-in wardrobe, door to:-

### **En Suite**

Shower cubicle, low level WC, wash hand basin, radiator, window to rear

### **Bedroom Two**

8' 5" x 10' 4" ( 2.57m x 3.15m )

Window to rear, radiator, built-in wardrobe

### **Bedroom Three**

8' 4" x 6' 6" ( 2.54m x 1.98m )

Window to rear, radiator

### **Family Bathroom**

Bath, low level WC, wash hand basin, part tiled walls, double glazed window

### **Outside**

To the front is a lawned garden and a driveway giving parking for 2/3 cars and leads to a single garage with up and over door, power and light. The rear garden is well maintained and laid mainly to lawn with a variety of mature shrubs and plants and a paved patio area.

### **Agents Note**

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.



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## **Hall Lane, West Winch, King's Lynn**

- Popular Village of West Winch
- Detached Bungalow
- Lounge/Diner
- Kitchen/Breakfast Room
- Three Bedrooms

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



**£300,000**

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

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Property Ref:  
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