

Cruso & Wilkin

FOR SALE
Lodge Cottage
North Wootton, King's Lynn



£325,000
(Subject to Contract)

Lynn List: 01553 691691
ll@crusowilkin.co.uk

The Estate Office, Church Farm, Hillington,
King's Lynn, Norfolk PE31 6DH

Description:

A three bedroom unfurnished cottage located in the popular area of North Wootton, King's Lynn. The property benefits from oil central heating and UPVC double glazing throughout.

Situation & Location:

The town of King's Lynn, offering a wide range of shops and facilities including a main line train station, is located three miles to the south west of North Wootton. The North Norfolk coast is situated 10 miles to the north of the property.

Directions:

Head out of King's Lynn on the A148 Wootton Road. When you reach the junction at South Wootton, head straight over and travel along Castle Rising Road for approximately half a mile before turning left onto Priory Lane. Travel along the road for 0.8 miles before turning left onto Manor Road. After approximately 200 meters, on the left hand bend, turn right onto Manor Road and the property can be found on the right hand side after 80 meters.

Postcode: PE30 3PZ

What3words:blank.clays.bronzer

Accommodation:

Ground Floor Entrance Hallway:

Door leading to:

Dining Room: (4.11 max 3.1m max x 1.4m min)

Double glazed window to side, radiator. Step up to:

Utility Room:

Fitted with a base and sink unit, double glazed window to side, oil central heating boiler, radiator. Plumbing for washing machine. Door to:

Cloakroom:

Close coupled W.C, radiator.

Kitchen: (3.24m x 3.09m)

Fitted with a range of wall and base level units with rolled edge worktop over, space for electric cooker, breakfast bar, double glazed window to front and side, radiator.

Lounge: (3.87m x 3.77m)

Feature brick open fireplace, recess shelving, double glazed window to front, radiator.

Stairs to First Floor Landing:

Step up to:

Shower Room: (2.67m x 2.23m)

Fitted with a fully enclosed shower cubicle, wash hand basin, cupboard housing water tank and shelving, double glazed window to front, radiator.

Bedroom One: (3.57m x 3.53)

Double bedroom, double glazed window to rear, radiator, with sloped ceilings.

Bedroom Two: (3.57m x 3.53m)

Built in wardrobes, double glazed window to front, radiator.

Bedroom Three: (5.08m x 2.39m)

Double glazed window to front, radiator.

Outside:

The property has a gated drive leading to parking and single garage with up and over door. A fully enclosed lawned garden to rear, fenced garden to front.

Energy Performance Certificate:

The EPC rating for this property is E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Viewing:

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, tel:01553 691691.

Photographs Prepared: 2024

Particulars Prepared: February 2025



Local Authority:

Borough County Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX
Tel: 01553 616200

Agents Details:

Cruso & Wilkin, The Estate Office, Station Road, Hillington, King's Lynn, Norfolk. PE31 6DH.

Value Added Tax:

Any guide price quoted or discussed is exclusive of VAT; in the event of the sale of the property or any part of it, or any right attached to it become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchaser in addition to the contract price.

Basis of Sale, Tenure & Freehold:

The property is freehold and will be offered for sales with the benefit of vacant possession upon completion.

Exchange of Contracts and Completion:

A 10% deposit will be payable upon completion of contracts.

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**Important Notices:**

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective tenants are advised to check room measurements for any particular purpose e.g. Fitted carpets and furniture. No assumptions should be made with regard to photographs, e.g. that any contents shown are included in the let. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin, their joint Agents or the Vendors or Lessors.