



Lords Bridge, Wiggenhall St. Mary The Virgin, King's Lynn, PE34 3BW

welcome to

Lords Bridge, Wiggenhall St. Mary The Virgin, King's Lynn

William H Brown are delighted to offer to market this three bedroom detached home, set within approximately 3 acres (subject to survey), offering potential for a variety of uses. Viewing highly recommended!



Rear Lobby

Door to Side, Tiled Flooring, Door to Wet Room

Shower Room

Wet Room Style with Walk In Shower, WC, Hand Wash Basin, Window to Side

Kitchen

Wall and Base Units, Sink and Mixer Tap, Integrated Double Oven, Electric Hob and Hood, Space and Plumbing for Washing Machine, Space for Undercounter Fridge, Space for Freestanding Fridge/Freezer, Window to Rear

Dining Room

Window to Front, Radiator, Feature Fireplace

Lounge

Windows to Front, Radiator, Feature Fireplace

Hall

Stairs to First Floor

Sitting Room

Radiator, Door to Side, Door to Conservatory

Conservatory

Windows to side and rear, French doors to patio

Landing

Window to rear

Bedroom One

Window to front, Radiator

Bedroom Two

Window to front, Radiator

Bedroom Three

Window to side, Radiator

Bathroom

Bath with shower attachment, WC, hand wash basin, window to rear

Grooming Parlour

Under floor heating, electric, water, power and light, built in cupboard, door into reception/office, window to front

Reception

Door to front, door to rear, door into grooming parlour

Outside

Field views, driveway with easy access to grooming parlour, gate into rear garden, access to riverbank with further gated vehicular access to rear paddocks. To the rear of the property there is a patio area overlooking rear garden, range of mature trees, gate to side giving vehicular access onto riverbank. To the rear of the property there is the kennel block and runs and is currently used as a registered boarding kennel.



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Lords Bridge, Wiggenhall St. Mary The Virgin, King's Lynn

- Three Bedroom Detached Home
- Set in 3 Acres
- Currently a Registered Boarding Kennels and Grooming Parlour
- Two Driveways Plus Vehicular Access to Side
- Property in Need of Renovation

Tenure: Freehold EPC Rating: F

Council Tax Band: D



£450,000



Total floor area 427.3 m² (4,600 sq.ft.) approx
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.propertybox.co.uk

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Please note the marker reflects the postcode not the actual property



Property Ref:
KLN119602 - 0002

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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.



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