



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



**welcome to**

**Lords Bridge, Wighenall 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

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



**Total floor area 427.3 m<sup>2</sup> (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.io](http://www.propertybox.io)



Please note the marker reflects the  
postcode not the actual property

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