

1 Lodge Cottage, North Wootton, King's Lynn, PE30 3PZ



Lodge Cottage

Manor Road, North Wootton,
King's Lynn, PE30 3PZ

OIEO £298,500



A great opportunity to purchase a three-bed, semi-detached cottage with a driveway garage and garden

Location

The property is located in North Wootton which is a popular area of King's Lynn. Offering a wide range of shops and facilities including a main line train station which is located three miles to the south west of North Wootton.



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Situation and Direction

The village of North Wootton is located next to King's Lynn and only a short drive to the coast. It benefits from local shops, a village church and a park.

Head out of King's Lynn on the A149, when you reach the roundabout at Knights Hill, take the second exit continuing on the A149 for approximately 1 mile. Turn left at the signposted junction for Castle Rising onto Lynn Road. Continue for approximately 0.5 miles and turn left at the junction. Continue for a further 0.5 miles and turn right at the junction onto Ling Common Road for 1 mile and continue on the road round to the left onto Priory Lane. Then turn right 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

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Cruso & Wilkin

Description

A three-bedroom cottage located in the popular area of North Wootton, King's Lynn, offering a garden, driveway and garage, a utility area, two reception rooms and a lounge with a fireplace.

The property benefits from oil central heating and UPVC double glazing throughout.

North Wootton is a sought-after area with local pubs also serving food. In the centre of the village you'll find a Chinese takeaway, a fish and chip shop, a hairdresser, and a local Spar shop.

There is a regular bus route giving access to King's Lynn shopping centre and train station, Sandringham and the North Norfolk Coast.



Accommodation Details

Ground Floor:

Entrance Hallway:

Door leading to:

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

L-Shaped with 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, space for electric cooker, breakfast bar, double glazed window to front and side, radiator and stairs to upstairs.

Lounge: (3.87m x 3.77m)

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

Upstairs:

Shower Room: (2.67m x 2.23m)

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

Bedroom One: (3.57m x 3.53m)

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)

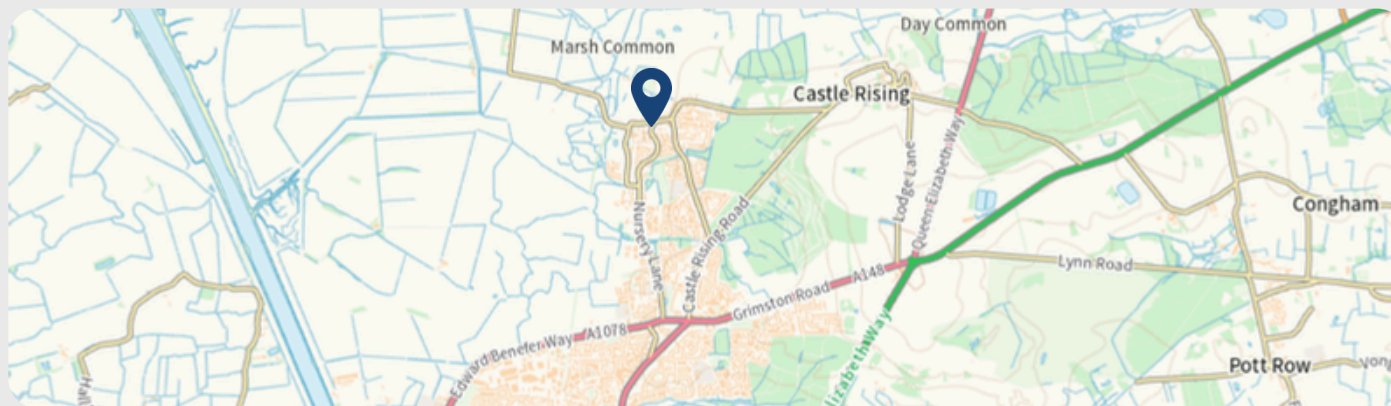
Double glazed window to front, radiator.

Outside:

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







Boundaries, Plans, Areas, Schedules and Disputes

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the Vendor's Agent whose decision acting as Experts shall be final.

Services

The property benefits from mains electricity, mains water & drainage, and oil-fired central heating.

Tenure

The property will be sold with vacant possession being provided upon completion.

Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Vendor's Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

Measurements

All measurements and areas are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Local authority

Borough Council of King's Lynn & West Norfolk
King's Court
Chapel Street
King's Lynn
PE30 1EX

Telephone: 01553 616200

Council Tax

The Council Tax Band for this property is Band C, the rates for 2025/2026 are £2051.82.

Energy Performance Certificate

Lodge Cottage EPC rating is an E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Tenants are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of let.

Important Notice

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, utilities, fixtures or fittings 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 parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. 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 or the Landlord.



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