



Lacey Close, Watlington, King's Lynn, PE33 0TX



welcome to

Lacey Close, Watlington, King's Lynn

Located in the popular village of Watlington which has good local amenities including convenience store/post office, public house, primary school, doctors surgery and a main line station to Kings Lynn, Ely, Cambridge and London. This property is being offered with no onward chain.



Entrance Door To:-

Entrance Hall

Wood effect laminate floor, radiator, loft access, airing cupboard housing hot water tank

Lounge

11' 5" x 16' (3.48m x 4.88m)

Ceramic tiled floor, radiator, fireplace with inset electric fire

Conservatory

9' 8" x 8' 8" (2.95m x 2.64m)

UPVC construction under polycarbonate roof, double glazed door to rear

Kitchen

11' 9" max x 8' 6" min (3.58m max x 2.59m min)

Range of base and wall units, roll edge worktop, inset sink with mixer tap over, built-in oven, electric hob, extractor over, space for washing machine and fridge freezer, radiator, wood effect laminate floor, double glazed window, double glazed door to rear

Bathroom

6' 9" x 5' 8" (2.06m x 1.73m)

Shower cubicle, low level WC, wash hand basin, radiator, tiled walls, double glazed window

Bedroom One

12' 5" x 11' 5" (3.78m x 3.48m)

Fitted mirror fronted wardrobes, radiator, tiled walls, double glazed window, radiator, wood effect laminate floor

Bedroom Two

11' 1" x 8' 4" (3.38m x 2.54m)

Double glazed window, radiator, wood effect laminate floor

Outside

To the front is a driveway giving off road parking for 2 vehicles and leads to a detached single garage with up and over door, power and light and courtesy door to rear. The rear garden is well maintained and laid to slab and single with an enclosed seating area and pond.

Agents Notes

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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Lacey Close, Watlington, King's Lynn

- Popular Village of Watlington
- Detached Bungalow
- Two Bedrooms
- Spacious Lounge
- Conservatory

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

offers in excess of
£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN119000 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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