

LANDLES



11 Meadow Close | North Wootton | King's Lynn



The good sized detached 3 bedroom bungalow located in the centre of desirable North Wootton, off Priory Lane.

**CASH BUYERS SOUGHT
NO ONWARD CHAIN**

Purchase Price £195,000

Folio: M/359ss



- Entrance Hall
- Living Room
- Kitchen
- Utility Room
- 3 Bedrooms



- Cloakroom & Bathroom
- Driveway & Garden
- UPVC Double Glazing & Gas Rad CH
- Cash Buyers Sought
- No Onward Chain

North Wootton is a popular residential location situated just to the North of King's Lynn. Coupled with South Wootton, the area offering a range of amenities including shops, mini-market, doctor's surgery, chemist, post office, vets, churches and village halls. King's Lynn town centre is around 3 miles away with regular bus services and King's Lynn Golf Club is only a 5 minute drive way. The delightful Norfolk countryside and Royal Sandringham Estate are within easy reach, as are the renowned Norfolk beaches.

11 Meadow Close is a detached bungalow located in the heart of North Wootton village comprising of 3 bedrooms .

NOTE: The property requires a scheme of works with cash buyers being sought.

Entrance Hall

With UPVC & double glazed entrance door, radiator, room thermostat, loft hatch, skirting & coving.

Living Room

15' 6" x 12' 3" (4.72m x 3.73m)

With radiator with TRV, BT telephone point , skirting & coving.

Kitchen

12' 3" x 7' 11" (3.73m x 2.41m)

With fitted wall & base units, fitted worktops, 1 ½ bowl stainless steel sink with drainer & monobloc tap, space for a freestanding electric cooker, tiled surrounds, tiled floor, radiator with TRV, UPVC & double glazed door, skirting & coving.

Utility Room

8' 10" x 6' 7" (2.69m x 2.01m) (max)

With stainless steel sink with drainer, plumbing for a washing machine, tiled surrounds, tiled floor, radiator, wall mounted gas boiler and programmer. Cupboard housing hot water cylinder.

Bedroom 1

14' 8" x 9' (4.47m x 2.74m)

With radiator with TRV, skirting & coving.

Bedroom 2

12' 3" x 9' 1" (3.73m x 2.77m) (max)

With radiator with TRV, skirting & coving.

Bedroom 3

9' 3" x 7' (2.82m x 2.13m)

With radiator with TRV, cupboard housing electricity meter, skirting & coving.

Bathroom

8' 2" x 5' 10" (2.49m x 1.78m)

With low level WC, pedestal hand basin, panelled bath, shower cubicle with sliding glazed doors & electric shower, tiled walls, tiled floor, radiator with TRV, extractor and coving.

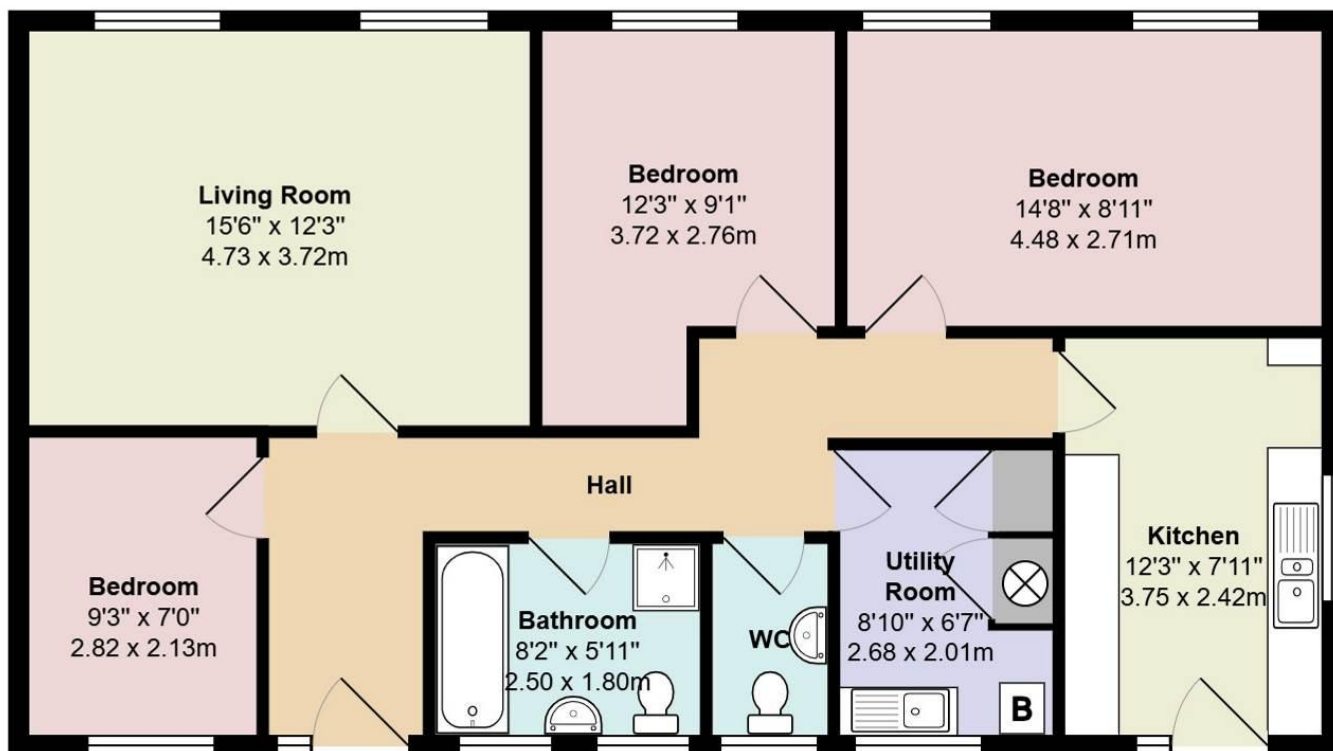
Cloakroom

5' 11" x 3' 7" (1.8m x 1.09m)

With low level WC, pedestal hand basin, partially tiled walls, tiled floor, radiator, shaver point and coving.

Outside

The property is set back from Meadow Close with gravel driveway affording off road parking. The garden sits on the Eastern side of the property and is laid to lawn for ease of maintenance with laurel hedging around the perimeter.



Meadow Close, North Wootton, King's Lynn, Norfolk PE30 3PU

Total Area Approx: 874 ft² ... 81.2 m²

Illustration for Identification purposes only. All measurements are approximate and not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "C" with a current annual charge of £2,159.35, 2026/2027.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.



IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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