



Park View, Lynn Road, Watlington, King's Lynn, PE33 0HG

welcome to

Park View, Lynn Road, Watlington, King's Lynn

Located in the popular village of Watlington which has good local amenities including convenience store/post office, primary school, doctors surgery, main line train station is this well presented and spacious four bedroom detached bungalow which must be viewed.



Entrance Door To:-

Entrance Hall

Electric radiator, wood effect laminate floor, storage cupboards

Kitchen / Breakfast Room

23' 3" x 19' (7.09m x 5.79m)

Range of base and wall units, oak work top over, inset sink with mixer tap over, central island with cupboards below with granite work top over, space for Range cooker, extractor over, integrated dishwasher, space for American-style fridge freezer, two double glazed windows, ceramic tiled floor, inset spotlights, two upright radiators

Utility Room

Space and plumbing for washing machine and dryer

Lounge

23' 4" x 15' 9" (7.11m x 4.80m)

Double glazed window, double glazed sliding doors to rear, feature brick fireplace with inset wood burner which serves the kitchen/breakfast room also

Conservatory

19' max x 12' max (5.79m max x 3.66m max)

UPVC conservatory under a polycarbonate roof, wood effect laminate floor, two double glazed doors to rear

Shower Room

Walk-in shower, wash hand basin, electric heater

Potential Annexe Lounge

18' 5" x 12' 6" (5.61m x 3.81m)

Electric heaters, two double glazed windows

En Suite

Shower cubicle, low level WC, wash hand basin, ceramic tiled floor

Bedroom

11' x 10' 5" (3.35m x 3.17m)

Double glazed window, radiator

Bedroom

10' 4" x 10' 6" (3.15m x 3.20m)

Double glazed window, radiator

Bathroom

11' 4" x 10' 2" (3.45m x 3.10m)

Free standing ball and claw roll topped bath, low level WC, wash hand basin, electric heater, ceramic tiled floor, double glazed window

Bedroom

12' 4" x 11' 4" (3.76m x 3.45m)

Double glazed window, radiator, electric heater

Bedroom

14' 2" x 12' 4" (4.32m x 3.76m)

Double glazed window, radiator, wood effect laminate floor, opening to:-

Dressing Area

7' 5" x 3' 9" (2.26m x 1.14m)

Hanging rails

Outside

The property is approached by two large gates and leads onto a gravel drive giving off road parking for 3/4 cars. There is a lawned area and pergola. Side gate leads onto the good size rear garden which is laid mainly to lawn with a large paved patio.



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welcome to

Park View, Lynn Road, Watlington, King's Lynn

- Popular Village of Watlington
- Detached Bungalow
- Four Bedrooms
- Bathroom, Shower Room & En-Suite
- Potential Annex

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£415,000



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.focalagent.com



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Property Ref:
KLN118746 - 0006

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