



Tinkers Lane, Wimbotsham, King's Lynn, PE34 3QE

welcome to

Tinkers Lane, Wimbotsham, King's Lynn

Chain free! Charming & spacious four-bedroom semi-detached cottage set within a generous, secluded plot in the sought-after village of Wimbotsham. Featuring characterful accommodation throughout, with ample off-road parking & private gardens. Must be seen!



Accommodation:

Single-glazed entrance door to:

Entrance Hall

Door to the front. Radiator.

Living Room

Double-glazed window & double-glazed bay window to the front. Radiator. Fireplace with wood burning stove.

Kitchen/Breakfast Room

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl composite sink & drainer unit, a built-in electric double oven & a gas hob with cooker hood over. There is also space for an under-counter fridge, as well as space & plumbing for a washing machine & dishwasher. Storage cupboard. Stairs leading to the first floor landing. Double-glazed window to the rear. Single-glazed stable door to the rear.

Conservatory

Of brick & uPVC construction. Double-glazed windows to the sides & rear. Double-glazed French doors leading to the rear garden.

Dining Room

Double-glazed windows to the side. Two radiators. Exposed brick wall.

Sun Room

Of brick & uPVC construction. Double-glazed windows to the front & sides. Double-glazed door to the front.

Shower Room

Fitted with shower cubicle & WC with wash hand basin. Heated towel rail.

First Floor Landing

Recessed reading nook with double-glazed skylight window. Two radiators. Stairs leading to second floor.

Bedroom One

Double-glazed window to the front. Recessed reading nook with double-glazed skylight window. Two radiators.

Bedroom Two

Double-glazed window to the front. Radiator. Built-in wardrobes.

Bedroom Three

Double-glazed window to the front. Radiator.

Bathroom

Fitted with WC, wash hand basin, shower cubicle & freestanding bath. Heated towel rail. Two double-glazed skylight windows.

Second Floor

Bedroom Four

Double-glazed skylight window. Radiator.

Loft Space

Single-glazed window to the side.

Outside

The property occupies an enviable and private plot with attractive gardens to both the front and rear. The south-facing frontage features an extensive gravelled driveway leading to the property, providing ample off-road parking for multiple vehicles. The front garden is predominantly laid to lawn and complemented by a variety of established plants, shrubs and hedging. To the rear, the generously sized garden is fully enclosed by timber fencing and is mainly laid to lawn, with a selection of mature plants, shrubs and borders. Backing onto established trees, the garden enjoys a high degree of privacy, creating a peaceful outdoor setting.

Agent's Note

Heating to the property is served by oil central heating & waste from the property is served by a septic tank. Please contact the branch for further information if required.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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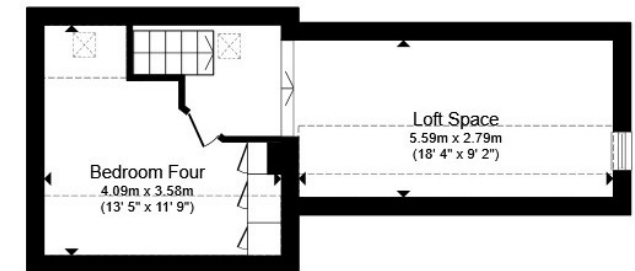




Ground Floor



First Floor



Second Floor

Total floor area 220.0 m² (2,369 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

welcome to

Tinkers Lane, Wimbotsham, King's Lynn

- Four bedroom semi-detached cottage
- Character features throughout
- Multiple reception rooms
- Secluded plot
- Generous driveway

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

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM112370 - 0002

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