



Pingles Road, North Wootton

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£220,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

A Bright and Modern Home in the Heart of North Wootton

Positioned in one of the area's most sought-after locations, this attractive three-bedroom semi-detached home in North Wootton, near King's Lynn, offers a wonderful opportunity for those seeking comfort, and convenience.

Enjoying a south/west facing aspect, the property is bathed in natural light, enhancing its welcoming and contemporary feel. The interior includes two reception rooms, perfect for both everyday living and entertaining, along with a fitted kitchen and family bathroom. All bedrooms are well-proportioned, offering flexibility for families, professionals, or guests.

Additional features include gas central heating, double glazing, and ample storage. Outside, there is a private driveway, garage, and a garden offering a good degree of privacy – ideal for enjoying sunny afternoons.

With no onward chain, this is a fantastic opportunity to move straight in and start enjoying all this delightful home and popular location have to offer.

Tenure: Freehold

Property Type: Semi Detached House

- Semi-detached house
- 3 Bedrooms
- 2 Receptions
- Garage
- Private parking
- Desirable location
- Gas central heating
- Double glazed
- No chain
- South / West aspect

Disclaimer

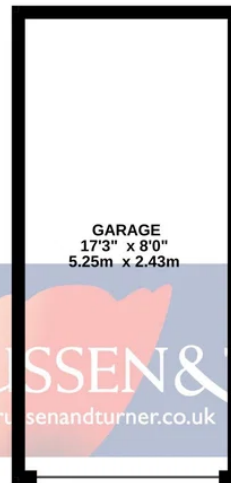
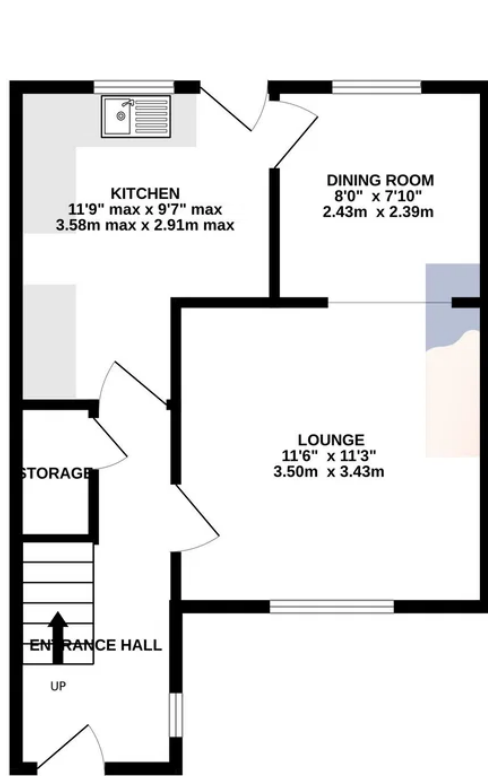
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



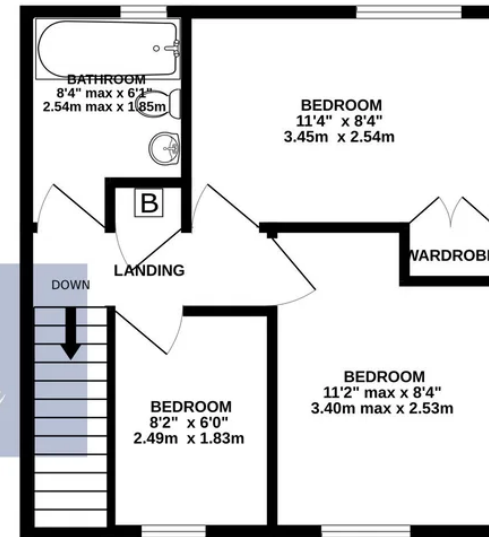
South / West aspect



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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