



**Hall Lane, West Winch, King's Lynn, PE33 0PP**

**welcome to**

**Hall Lane, West Winch, King's Lynn**

William H Brown are delighted to offer to market this beautifully presented three bedroom detached home, located within the popular village of West Winch. Viewing highly recommended!



### Entrance Porch

### Entrance Hall

### Lounge

Double Glazed Window to Front, Double Glazed Patio Doors to Rear, Radiator, Log Burner

### Dining Room

Double Glazed Window to Front, Radiator

### Kitchen

Wall and Base Units, Sink and Mixer Tap, Integrated Electric Fan Oven and induction hob with Overhead Extractor Hood, Storage Cupboard, Double Glazed Window to Rear

### Cloakroom

WC, Hand Wash Basin

### Bedroom One

Double Glazed Window to Front, Radiator, Built in wardrobe

### Bedroom Two

Double Glazed Window to Front, Radiator, Built in wardrobe

### Bedroom Three

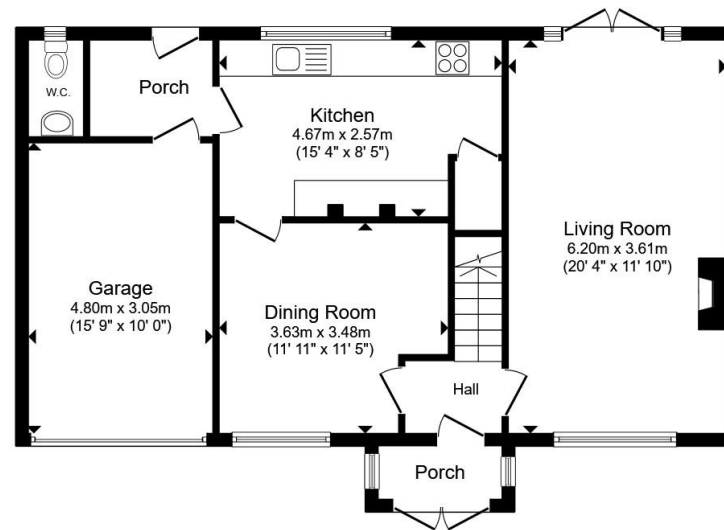
Double Glazed Window to Rear, Radiator

### Bathroom

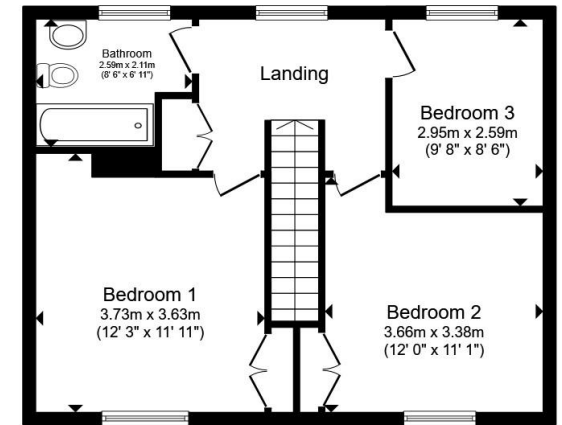
Bath with Overhead Shower, WC, Hand Wash Basin, Radiator, Double Glazed Window to Rear

### Outside

Driveway with Ample Parking, Garage, Enclosed Rear Garden with Patio Area and Remainder Laid to Lawn with a Summer House



Ground Floor



First Floor

Total floor area 131.7 m<sup>2</sup> (1,417 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](http://www.propertybox.io)



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## Hall Lane, West Winch, King's Lynn

- Beautifully Presented Detached Home
- Three Bedrooms
- Wonderful Lounge with Log Burner
- Ample Driveway Parking and Garage
- Well Maintained Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN118758 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



[williamhbrown.co.uk](http://williamhbrown.co.uk)