





Pingles Road, North Wootton, King's Lynn, PE30 3RW

welcome to

Pingles Road, North Wootton, King's Lynn

*Investors only, tenant-in-situ*Set in one of the area's most sought-after villages, this well-positioned home combines a generous garden with excellent potential and everyday convenience. Set in North Wootton and offered with no onward chain & a tenant-in-situ, it's an ideal investment opportunity.













Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Double-glazed window to the side. Stairs leading to the first floor landing with under-stairs storage cupboard.

Lounge

Double-glazed window to the front. Radiator. Opening to:

Dining Room

Double-glazed window to the rear. Radiator.

Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit and space for a freestanding cooker with cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Double-glazed window to the rear. Double-glazed door to the rear leading to the rear garden.

First Floor Landing

Stairs from the entrance hall. Airing cupboard.

Bedroom One

Double-glazed window to the rear. Radiator. Built-in wardrobe.

Bedroom Two

Double-glazed window to the front. Radiator.

Bedroom Three

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

Bathroom

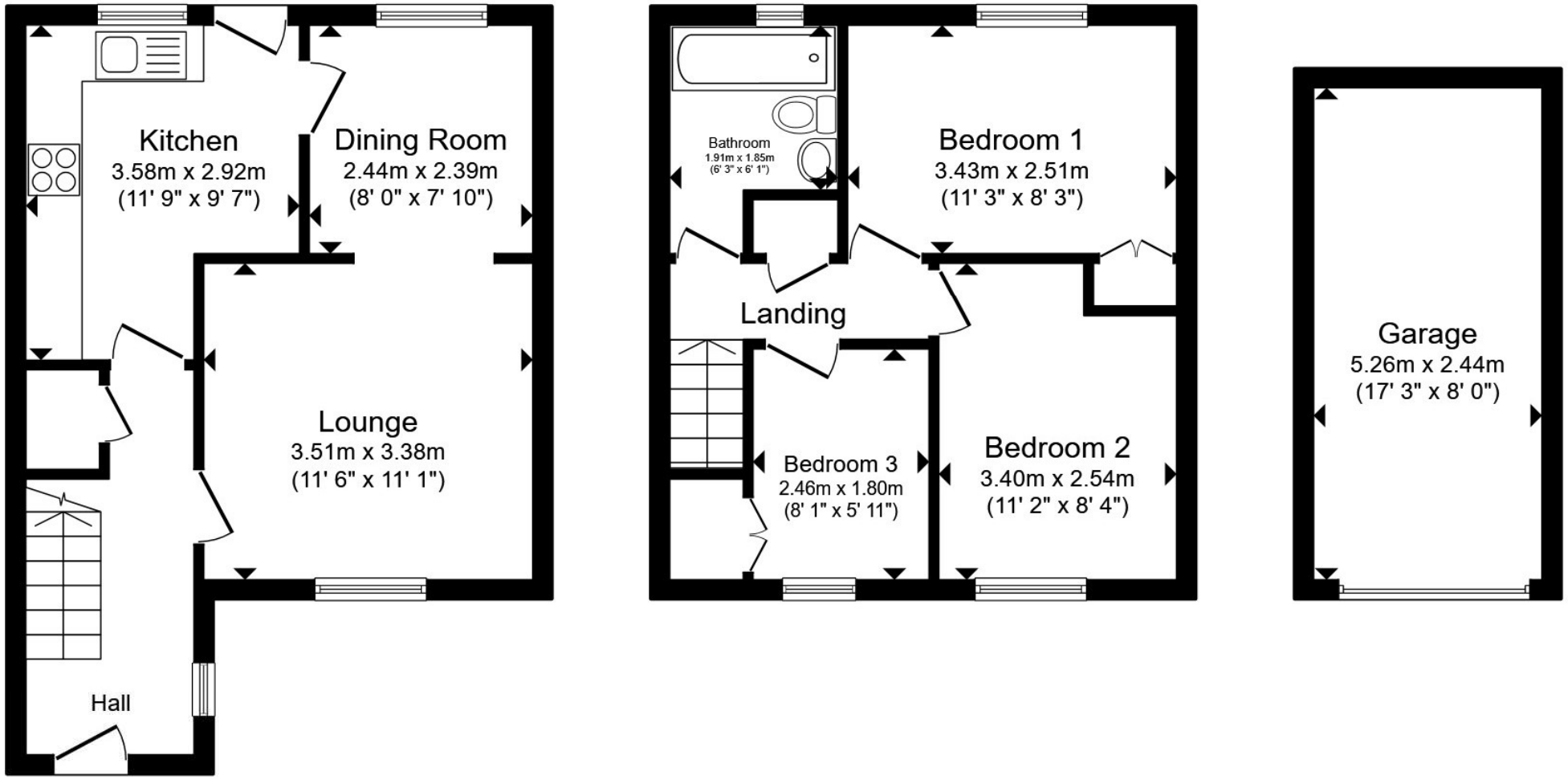
Fitted with WC, wash hand basin & bath with shower over. Double-glazed window to the rear.

Outside

To the front of the property, a gravelled driveway provides off-road parking & leads to the garage. To the rear, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area.

Agent's Note

Japanese Knotweed was identified within the garden historically. However, no above-ground growth has been evident for a number of years, and a recent inspection (November 2026) confirmed that no Japanese Knotweed is currently present. The property benefits from a 10-year Japanese Knotweed Monitoring Plan together with an insurance-backed guarantee for additional peace of mind.



Ground Floor

First Floor

Garage

Total floor area 80.3 m² (864 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

william h brown

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Pingles Road, North Wootton, King's Lynn

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 bedroom semi-detached house
- Lounge + dining room

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£175,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN120299 - 0003

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