

**LANDLES**



**14 Gravelhill Lane | West Winch | King's Lynn**



**The detached 3 bedroom bungalow of good proportions with integral garage conveniently situated in the village of West Winch, only a short 4 mile drive to King's Lynn town centre.**  
*Now ready for modernisation.*

**Purchase Price £250,000**

Folio: G/436ts



- Entrance Hall
- Living Room
- Breakfast Kitchen
- 3 Bedrooms
- Shower Room & Sep WC



- Integral Garage
- Front & Rear Gardens
- Off Road Parking
- UPVC DG & Oil Rad CH
- No Onward Chain

**West Winch**, situated around 4 miles to the South of King's Lynn off the A10 trunk road, is a popular village with various local amenities including primary school shop with post office, church and social club. A further varied range of amenities including national and independent retailers, cafes and restaurants can be found in King's Lynn town centre as well as on the nearby Hardwick Retail Park, both around a 10 minute drive away. The A149 provides convenient access to the nearby, delightful Norfolk coastline and countryside with Hunstanton around a 30 minute drive passing the Royal Sandringham Estate. The nearby cities of Norwich and Peterborough are around 1 hour drive via the A47 with London Kings Cross being conveniently accessed via King's Lynn train stations mainline via Ely & Cambridge. **14 Gravelhill Lane** is a well proportioned, detached 3 bedroom bungalow which offers potential for a new owner to modernise to suit their own requirements. The accommodation comprises a bright 17'9" Living Room, 15'7" Breakfast Kitchen along with 3 Double Bedrooms, Shower Room & Separate WC. There is a useful integral garage and off road parking to the front.

#### Entrance Hall

With UPVC & double glazed entrance door, radiator, skirting & coving and door to integral garage.

#### Living Room

17' 9" x 12' 7" (5.41m x 3.84m)

With decorative fireplace with electric fire, 2 radiators with TRVs, television aerial point, skirting & coving.

#### Breakfast Kitchen

15' 7" x 12' 1" (4.75m x 3.68m)

Dual aspect with fitted wall & base units, fitted worktops, 1 ½ bowl sink with drainer & monobloc tap, integrated eye level electric double oven, 4 ring electric hob with extractor above, plumbing & space for a dishwasher, plumbing & space for a washing machine, space for an undercounter fridge/freezer, tiled surrounds, tiled floor, radiator with TRV, UPVC & double glazed side door, skirting & coving. Airing cupboard housing hot water cylinder with programmer. Cupboard housing oil fired boiler with timer.

#### Bedroom 1

12' 10" x 10' 3" (3.91m x 3.12m)

With radiator with TRV, skirting & coving.

#### Bedroom 2

11' 10" x 8' 5" (3.61m x 2.57m)

With radiator with TRV, skirting & coving.

#### Bedroom 3

10' 3" x 9' 11" (3.12m x 3.02m)

With radiator with TRV, skirting & coving.

#### WC

6' x 2' 8" (1.83m x 0.81m)

With low level WC, tiled floor, radiator with TRV, skirting & coving.

#### Shower Room

6' x 5' 6" (1.83m x 1.68m)

With pedestal hand basin, shower cubicle with glazed screen, sliding door and electric shower, tiled walls, tiled floor, ceiling spotlights, shaver point, radiator with TRV, loft hatch, skirting & coving.

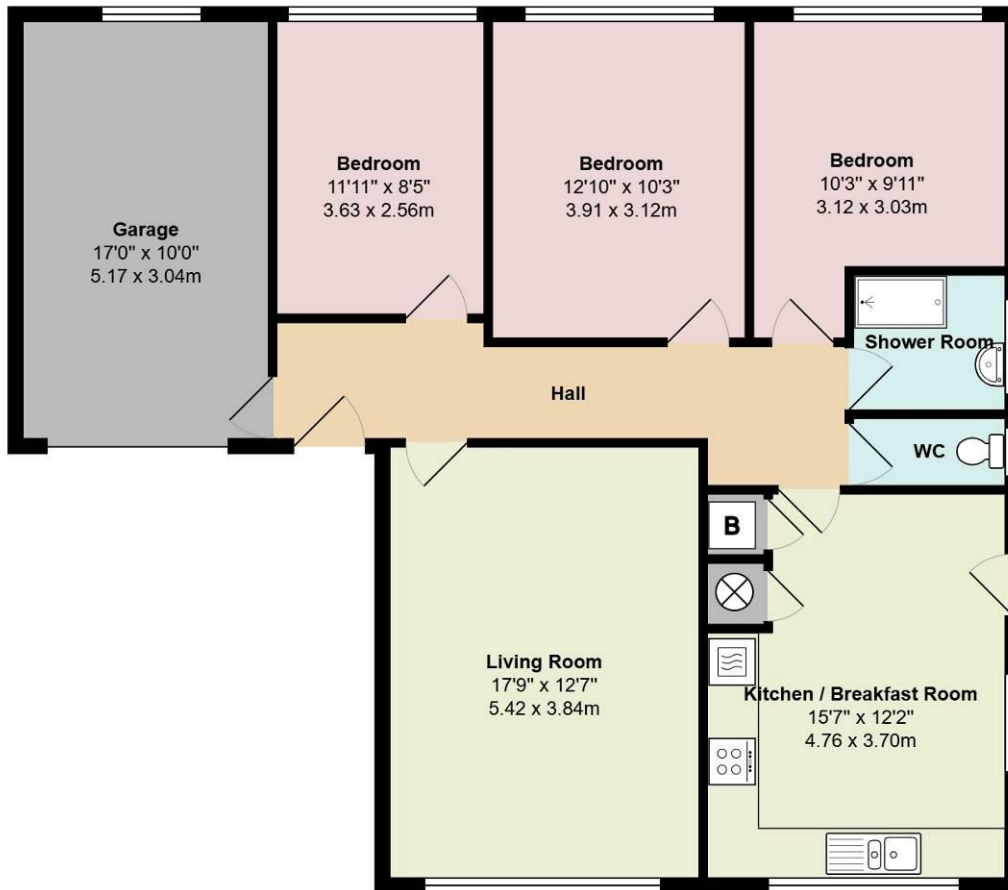
#### Integral Garage

16' 11" x 10' (5.16m x 3.05m)

With up & over door, integral door, lighting & power.

#### Outside

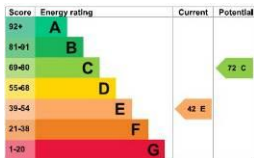
To the front of the property there is a concrete driveway affording off road parking and access to the garage. There is a pathway at the side allowing access external access to the rear garden which is mostly laid to lawn with paved patio area.



## Gravelhill Lane, West Winch, King's Lynn, Norfolk PE33 0QG

Total Area Approx: 954 ft<sup>2</sup> ... 88.6 m<sup>2</sup> (excluding garage)

Illustration for Identification purposes only. All measurements are approximate and not to scale.



**NOTE:** The property has had closed cell spray foam insulation installed to the underside of the roof. Further details available from the agents.

**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** Mains water, electricity & drainage are understood to be available. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "C" with a current annual charge of £2,143.12, 2026/2027.

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES.** Please read the IMPORTANT NOTES included on these Particulars.

**PRS** Property Redress Scheme

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

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