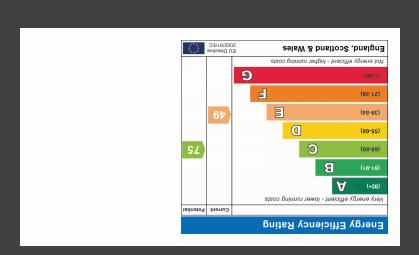
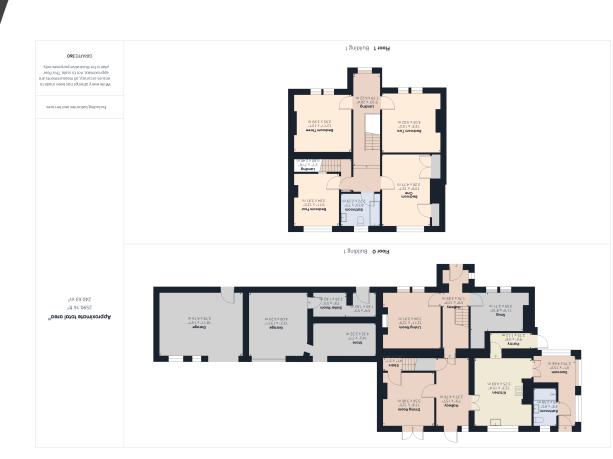
info@kingpartners.co.uk 61366 385588 **LE38 3DC** 9 Market Place, Downham Market





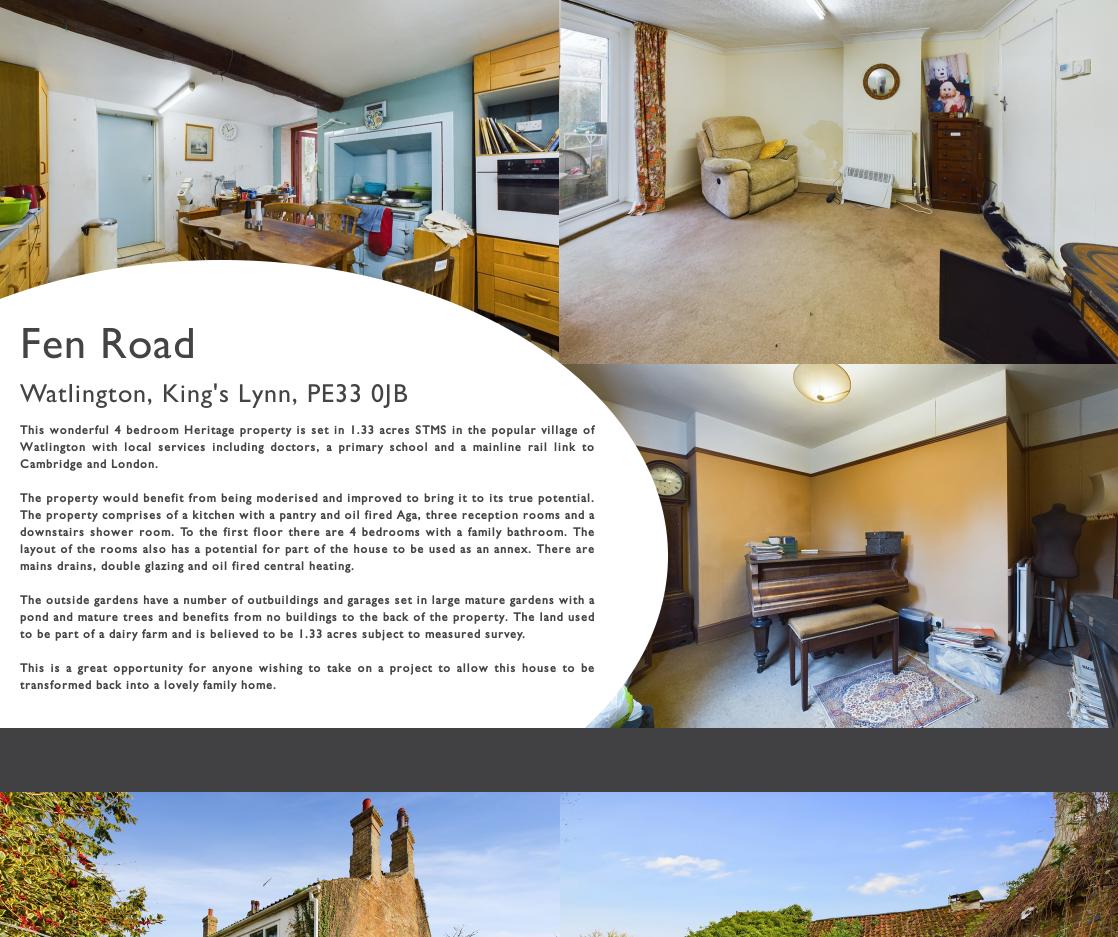




2 Fen Road

Watlington King's Lynn, PE33 0JB SALES • LETTINGS • MORTGAGES

(01366 385588 🌙 info@kingpartners.co.uk











- Detached House
- 4 Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- Mains Drainage
- Oil Fired Central Heating
- Outbuilding & Gardens Within 1.33 Acres STMS
- Heritage Property With Victorian Frontage
- Requires Improvement & Updating









Entrance/Hallway

7' 9" \times 15' 7" (2.36m \times 4.75m) Radiator. Staircase to first floor. Entrance porch. Window to side.

Living Room

12' 11" \times 12' 9" (3.94m \times 3.89m) Two tall windows. Radiator. Open fireplace with surround.

Snug

I I' 9" \times 8' I 0" (3.58m \times 2.69m) Two tall windows. Radiator.

Second Hallway

Door to Dining Room, Kitchen & rear door.

Kitchen

12' $3'' \times 15'$ 7'' $(3.73m \times 4.75m)$ Window to front. Oil fired Aga. Oven. Hob. Space for dishwasher. Wall and base units. Door to pantry cupboard with external access.

Sunroom

9' 1" \times 15' 3" (2.77m \times 4.65m)Max. Three windows to side. Perspex roof. Door to outside.

Bathroom

4' 8" \times 8' 5" (1.42m \times 2.57m) Window to rear. Wash hand basin. W.C. Shower area.

Dining Room

II' 8" \times 12' 5" (3.56m \times 3.78m) Patio door to UPVC Lean To. Door to stairs with staircase to first floor.

Landing

Step down area. Window to front. Radiator.

Bedroom I

10' 9" \times 15' 7" (3.28m \times 4.75m) Window to rear. Sink area. Two cupboards

Bedroom 2

13' 3" \times 13' 2" (4.04m \times 4.01m) Two windows to front. Chimney breast. Radiator.

Bedroom 3

12' 11" \times 13' 1" (3.94m \times 3.99m) Two windows to front. Chimney breast. Radiator. Loft hatch.

Bathroom

8' 10" \times 7' 5" (2.69m \times 2.26m) Window to rear. Sink. W.C. Bath with panel. Radiator.

Inner Stairwell From Dining Room

Loft hatch. Door to landing & bedroom 4

Bedroom 4

9' 11" \times 13' 1" (3.02m \times 3.99m) Inner window to stairs. Radiator. Window to rear. Sink



Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

