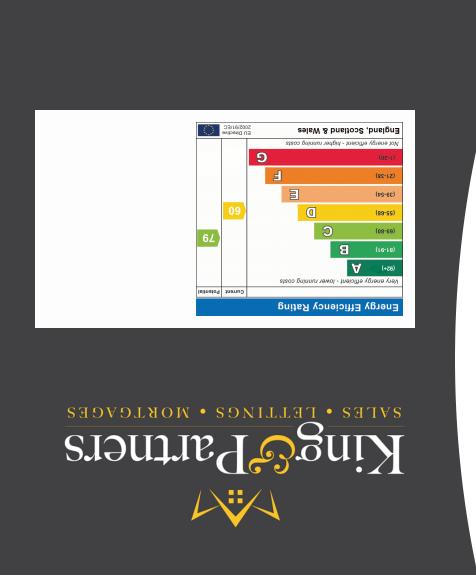
9 Market Place, Downham Market PE38 9DG 01366 385588 info@kingpartners.co.uk







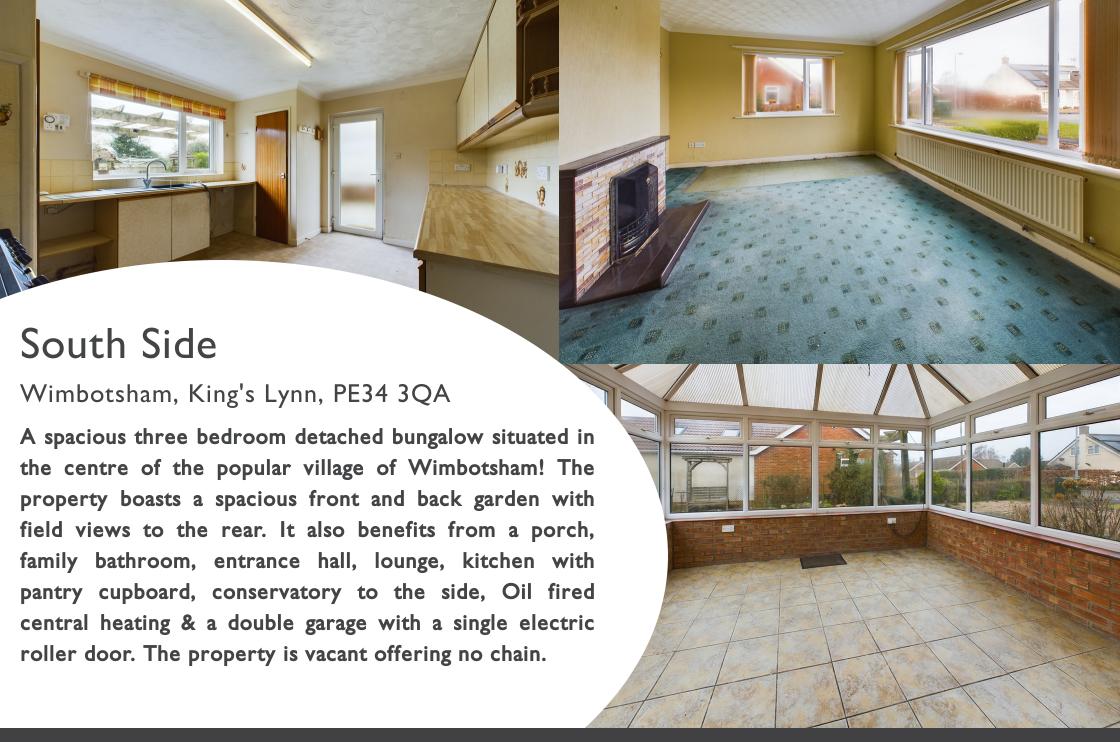
7 South Side

Wimbotsham King's Lynn, PE34 3QA

£325,000











UPVC Front Door to porch area

Ceiling Light. UPVC door to entrance hall;

Entrance Hall

12' 2" \times 5' 7" (3.71m \times 1.70m) Doors to all rooms. Radiator. Loft access.

Lounge

14' 0" \times 12' 3" (4.27m \times 3.73m) Radiator. Two Large double glazed windows to front and side of the property. Fireplace with ceramic tiled surround.

Kitchen

14' 0" \times 11' 3" (4.27m \times 3.43m) A mixture of wall and base units. Double glazed window to the rear. Airing cupboard with boiler and tank. Pantry cupboard with window to rear. Space for Arga style oven/ hob with extractor over. Sink with mixer tap and drainer. UPVC double glazed door leading to the conservatory.

Conservatory

12' 0" \times 10' 6" (3.66m \times 3.20m) Spacious conservatory. Power points. Electric Heater. Door to front and double patio doors to the rear.

Bedroom One

14' 11" \times 10' 5" (4.55m \times 3.17m) Radiator. Double glazed window to the rear.

Bedroom Two

13' 0" \times 9' 6" (3.96m \times 2.90m) Radiator. Double glazed window to the front. Fitted wardrobes.

Bedroom Three

9' 10" \times 7' 9" (3.00m \times 2.36m) Radiator. Double glazed window to the front.

Double Garage

20' II" \times 18' 4" (6.38m \times 5.59m) Electric roller door. Power points. Window the rear. UPVC door to the back garden.

Please note - The garage only has one garage door, the other one has been bricked up.

Front Garden

The front has ample space for several cars. Most of the front is also shingled with small decorative shrubs.

Rear & Side Garden

The rear garden is spacious and wide, mostly offering a lawn and a few shrubs. There are field views to the rear. The side of the property has a nice pond area that has a low fence separating it from the front.

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.