



NEWSON & BUCK
ESTATE AGENTS



Lynn Road, West Winch, King's Lynn, Norfolk

£245,000

NO ONWARD CHAIN!!! Newson & Buck are pleased to offer to the market this well presented three bedroom semi detached family home, situated in the popular village of West Winch. The property comprises of lounge, kitchen, bathroom, and three bedrooms. The property further benefits from gas central heating, double glazing and off road parking for numerous vehicles. West Winch is located within 4 miles for King's Lynn town centre which has main route rail links to Cambridge and London.

Lounge

12' 05" x 10' 7" (3.78m x 3.23m) Fitted carpets, one radiator, one double glazed window.

Kitchen

17' 04" x 12' 10" (5.28m x 3.91m) Tiled flooring, gas oven & hob, one radiator, fitted kitchen units, stainless steel sink, space for washing machine and fridge freezer.

Bathroom

7' 05" x 5' 05" (2.26m x 1.65m) Sink, low flush w/c, shower cubical, two radiators, one double glazed window.

Landing

One double glazed window, fitted carpets

Bedroom One

10' 03" x 12' 01" (3.12m x 3.68m) Fitted wardrobes, cupboard space, fitted carpets, one radiator, one double glazed window.

Bedroom Two

8' 09" x 12' 05" (2.67m x 3.78m) Fitted carpets, one radiator, one double glazed window.

Bedroom Three

8' 2" x 8' 11" (2.49m x 2.72m) Fitted carpets, one double glazed window, one radiator.

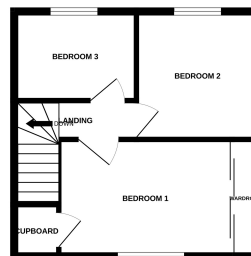
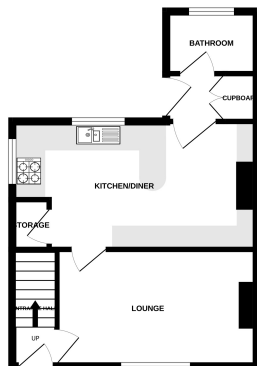
Rear Garden

Enclosed rear garden with patio area and storage sheds.



GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the foregoing particulars, measurements of sites, volumes, rooms and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition or use. Millsops 10/10/2022