



NEWSON & BUCK
ESTATE AGENTS

4 Leete Way
West Winch
King's Lynn
Norfolk
PE33 0ST

£310,000

A four bedroom detached family home situated on a spacious corner plot located in the popular village of West Winch. Offered chain free this property must be viewed to appreciate the space and grounds. In brief the property comprises of entrance hall, cloakroom, living room, dining room, fitted kitchen, conservatory, master bedroom with En-suite shower room, family bathroom and three further bedrooms, gas central heating and Upvc double glazed windows and integral garage.

Externally you will find off road parking for two vehicles a 19"workshop/garage with power assisted up and over door A spacious mature garden is found to the rear of the property which includes two patio areas and access to the front of the property where a a small mature garden is found.

Local amenities can be found nearby as well as a primary school that are within walking distance with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

- Detached Family Home
- Four Bedrooms one with En-suite
- Spacious Corner Plot
- Versatile Accommodation
- Gas Central Heating & UPVC Double Glazed Windows
- Conservatory
- 19" Workshop/Garage
- EPC RATING - TBC



Entrance Hall

3' 10" x 4' 11" (1.17m x 1.50m) Tiled floor, accessed from a wooden door to front, access to cloakroom and living room.

Cloakroom

2' 9" x 6' 5" (0.84m x 1.96m) Tiled floor, low level WC, wall mounted wash hand basin and radiator.

Living Room

10' 4" x 16' 6" (3.15m x 5.03m) Laminate flooring, Upvc double glazed window to front, radiator, under stairs storage cupboard, stairs to first floor and open access to dining room.

Dining Room

10' 4" x 8' 8" (3.15m x 2.64m) Laminate flooring, radiator, wooden window viewing into conservatory and access to fitted kitchen

Kitchen

11' 10" x 8' 9" (3.61m x 2.67m) Fitted with a range of wall mounted and base storage cupboards, free standing electric cooker, stainless steel extractor hood, space an plumbing for slimline dishwasher and washing machine, space for upright fridge freezer, tiled splashbacks, tiled floor, Upvc double glazed window to rear and wooden door to conservatory.

Conservatory

12' 0"max x 10' 06" (3.66m x 3.20m) Tiled floor, polycarbonate roof, and double doors to rear garden.

Stairs & Landing

7' 6" x 19' 0" (2.29m x 5.79m) Fitted carpet, radiator, airing cupboard housing hot water cylinder and loft hatch.

Family Bathroom

5' 0" x 8' 3" (1.52m x 2.51m) A three piece suite comprising of bath with handheld mixer shower attachment, low level WC, pedestal wash hand basin, part tiled, radiator and obscured window to side.

Master Bedroom

8' 10" x 14' 2" (2.69m x 4.32m) Fitted carpet, radiator, built in wardrobe, Upvc double glazed window to front and access to En-Suite Shower room.

En-Suite Shower Room

5' 7" x 5' 4" (1.70m x 1.63m) Enclosed fitted shower cubicle, low level WC, pedestal wash hand basin, tiled floor, tiled surrounds, radiator and obscured Upvc double glazed window to front.

Bedroom Two

10' 5" x 9' 1" (3.17m x 2.77m) Fitted carpet, radiator, built in wardrobe and Upvc double glazed window to rear.

Bedroom Three

8' 10" x 8' 10" (2.69m x 2.69m) Fitted carpet, radiator, built in wardrobe and Upvc double glazed window to rear.

Bedroom Four

7' 0" x 8' 1" (2.13m x 2.46m) Fitted carpet, radiator and Upvc double glazed window to front.

Outside

To the front of the property is off road parking for two vehicles along with a mature small lawn area. Furthermore there is access to the integral garage, workshop/garage and rear garden.

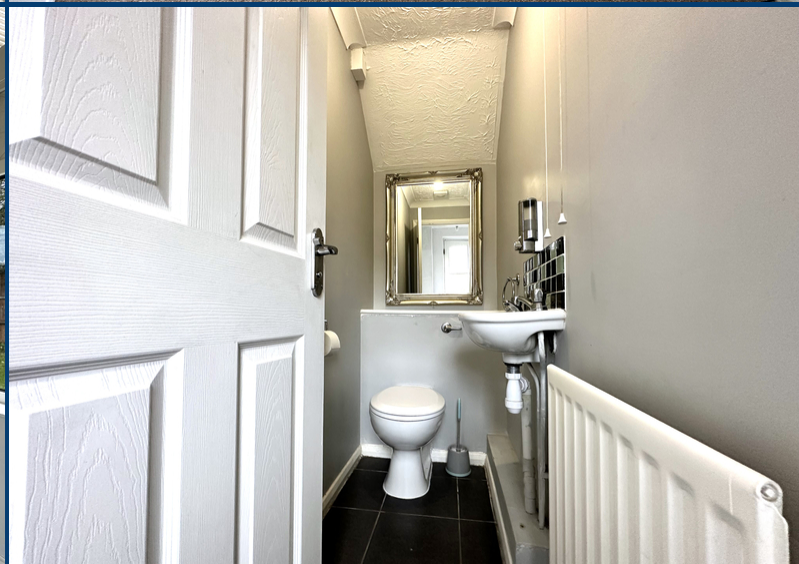
The mature rear garden has expansive lawn area and two patios.

Workshop/Garage

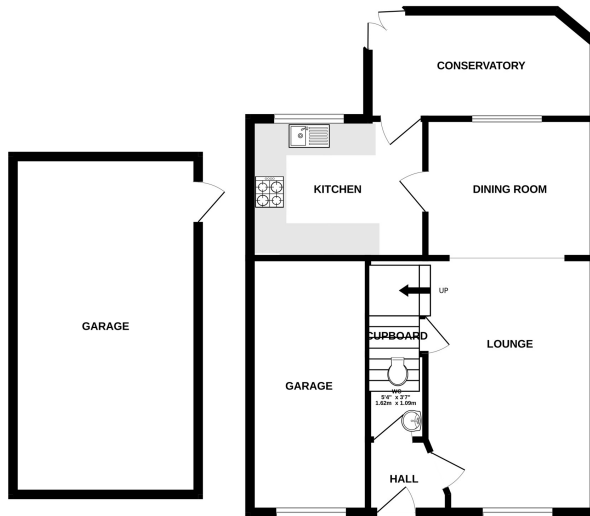
11' 11" x 19' 10" (3.63m x 6.05m) With up an over power assisted garage door , power and lighting as well as a pedestrian access door to side.

Council Tax: D

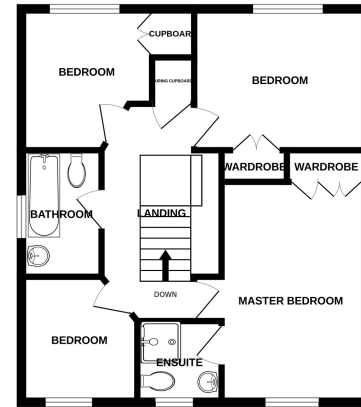
EPC Rating: Awaiting



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.
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