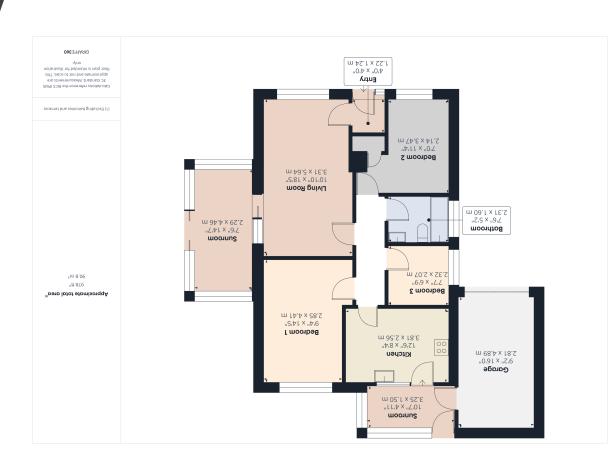
9 Market Place, Downham Market PE38 9DG 01366 385588 info@kingpartners.co.uk







23 Plough Lane

Watlington King's Lynn, PE33 0HQ

£285,000











Part Glazed Door to:

Entrance Hall

Living Room

10' 10"  $\times$  18' 5" (3.30m  $\times$  5.61m) UPVC double glazed window. Feature fireplace with brick surround. Radiator. Sliding doors to conservatory.

Conservatory

7' 6"  $\times$  14' 7" (2.29m  $\times$  4.45m) UPVC construction. Radiator. Door to garden.

Bedroom I

9' 4"  $\times$  14' 5" (2.84m  $\times$  4.39m) UPVC double glazed window to rear. Radiator.

Bedroom 2

7' 0"  $\times$  11' 4" (2.13m  $\times$  3.45m) UPVC double glazed window to front. Radiator. Fitted cupboard.

Bedroom 3

7' 7"  $\times$  6' 9" (2.31m  $\times$  2.06m) UPVC double glazed window to side. Radiator.

Bathroom

7' 6"  $\times$  5' 2" (2.29m  $\times$  1.57m) UPVC double glazed window to front. Bath with shower screen & electric shower. Wash hand basin & W.C. within vanity unit. Heated towel rail.

Sunroom

10' 7"  $\times$  4' 11" (3.23m  $\times$  1.50m) UPVC double glazed construction. Door to garage. Door to garden.

Kitchen.

12' 6"  $\times$  8' 4" (3.81m  $\times$  2.54m) Door and window to sunroom. Fitted with a range of wall and base units with worktop over incorporating a one and a half bowl sink and drainer with mixer tap. Cooker. Space for washing machine and fridge freezer. Radiator. Wall mounted boiler.

Garden

Area laid to lawn. Patio. Mature planting

Garage

9' 2"  $\times$  16' 0" (2.79m  $\times$  4.88m) up & Over door. Power and light. Door to sunroom.

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.