



NEWSON & BUCK  
ESTATE AGENTS



## 16 Meadow Road, South Wootton, King's Lynn, Norfolk PE30 3LW    £1,000 pcm

Newson & Buck are delighted to offer this very well-presented three bedroom detached bungalow located in the sought-after village of South Wootton, within easy reach of local amenities, bus routes, and the historic market town of King's Lynn. The property has been newly decorated and carpeted.

The property comprises of an entrance hall, light and airy lounge with feature fireplace, modern fitted kitchen with oven and hob, three bedrooms and a family bathroom. Outside, the bungalow benefits from a well-maintained enclosed rear garden, mainly laid to lawn with a raised decking area, shed and a driveway providing off-road parking. Further benefits include gas central heating, double glazing, and a pleasant cul-de-sac position.



**Entrance Porch**

Accessed from a UPVC double glazed door.

**Lounge/Diner**

Fitted carpet, two radiators and dual aspect windows to front and side.

**Hallway**

Fitted carpet and airing cupboard.

**Kitchen**

Fitted with an array of wall mounted and base units, electric hob, oven and integrated extractor, stainless steel sink and drainer, plumbing for washing machine, tiled floor, gas boiler, serving hatch and upvc double glazed window and door to rear.

**Bathroom**

A three piece suite comprising of bath with power shower over, WC, pedestal wash hand basin, part tiled, radiator and window to rear.

**Master bedroom**

Fitted carpet, radiator and window to front.

**Bedroom Two**

Fitted carpet, radiator and window to side

**Bedroom Three**

Fitted carpet, radiator and window to rear.

**Outside**

To the front of the property is a low maintenance garden mainly laid to grass with raised border, parking for two vehicles and access to rear garden.

The rear garden is mainly laid to lawn with mature borders, a large and well maintained decking area and two storage sheds.

