



NEWSON & BUCK
ESTATE AGENTS



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32 South Wootton Lane, King's Lynn, Norfolk PE30 3BS £239,995

A beautifully positioned two/three bedroom semi-detached home situated down a private road just off South Wootton Lane. The accommodation comprises hall, lounge diner, kitchen, bathroom with separate w/c, two double bedrooms and bedroom three / nursery. The property further benefits from gas central heating, double glazing, off road parking for numerous vehicles, carport and gardens to front and rear. Local amenities can be found nearby including schooling, with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

Hall

Entrance door to side, radiator, fitted carpet and stairs to first floor.

Lounge Diner

21' 1" x 13' 7" (6.43m x 4.14m) Max - Double glazed doors and windows to front, two radiators, fitted carpet and storage cupboard with window to side.

Kitchen

13' 2" x 8' 6" (4.01m x 2.59m) Double glazed door and window to rear, fitted kitchen, tiled flooring and gas central heating boiler.

Bathroom

Glazed window to side, panel bath with mixer shower above, vanity unit with wash hand basin and vinyl flooring.

W/c

Glazed window to rear, low flush w/c, radiator and vinyl flooring.

Landing

Glazed window to side, access to loft and fitted carpet.

Bedroom One

15' 0" x 11' 5" (4.57m x 3.48m) Double glazed windows to front, storage cupboard, fitted carpet and radiator.

Bedroom Two

11' 0" x 8' 6" (3.35m x 2.59m) Double glazed window to rear, radiator and fitted carpet.

Bedroom Three / Nursery

6' 7" x 5' 0" (2.01m x 1.52m) Double glazed window to rear, radiator and fitted carpet.

Garden

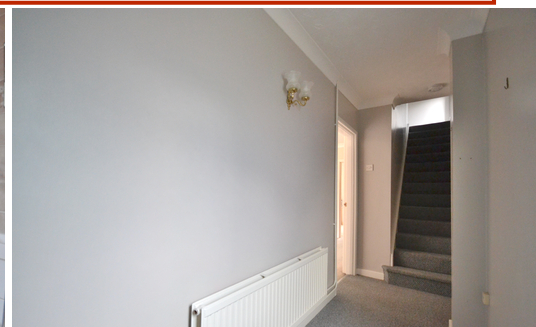
To the front of the property is a shingled driveway creating off road parking for numerous vehicles, leading to the carport.

The remaining frontage is laid to lawn.

A side gate leads to the mature rear garden which has a small paving area with the remainder laid to lawn.

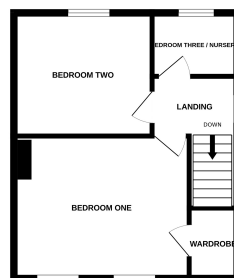
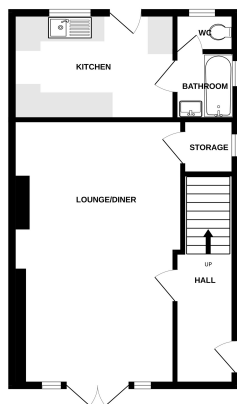
EPC Rating: D

Council Tax Band - B



GROUND FLOOR
513 sq ft (47.6 sq m) approx.

1ST FLOOR
371 sq ft (34.5 sq m) approx.



TOTAL FLOOR AREA: 884 sq ft (82.1 sq m) approx.
While every effort has been made to ensure the accuracy of the Square Footage measurements, we do not warrant, represent or accept any liability for any errors or omissions in the figures. The figures are for information only and should not be used for any other purpose. The figures are based on the information provided to us by the seller and we do not guarantee the accuracy of the figures.