



5 Watering Lane, West Winch
Guide Price £279,950

BELTON DUFFEY



5 WATERING LANE, WEST WINCH, NORFOLK, PE33 0JY

A 2 bedroom (Formerly 3 bedroom) detached bungalow, situated in a popular non-estate location with good size gardens, garage & parking.

DESCRIPTION

5 Watering Lane comprises a 2 bedroom detached bungalow (Formerly 3 bedroom) situated in a popular non estate location, with good sized gardens, garage and parking.

The property is installed with gas fired radiator central heating and UPVC double glazing.

The accommodation briefly comprises entrance hall, large sitting room/dining room, kitchen/breakfast room, bathroom, 2 bedrooms and a study. The rear section of the garage has been converted to provide the study.

Outside, the property has a front garden, car parking, small garage/store and a good sized established rear garden.

SITUATION

West Winch is a popular village some two or three miles to the south of King's Lynn having its own primary school, shops, sports and leisure facilities and social amenities. At King's Lynn there is a wide range of shopping and recreation activities as well as the electrified rail link to King's Cross.

ENTRANCE HALL

7.29m x 0.93m (23' 11" x 3' 1") Radiator, part glazed door to outside.

LARGE SITTING ROOM/DINING ROOM

8.12m x 4.03m (26' 8" x 13' 3") Please Note: Bedroom 3 was used to increase the size of this room. Twin aspect windows, laminate flooring, two radiators.

BEDROOM 1

4.26m x 3.13m (14' 0" x 10' 3") Radiator, window overlooking rear garden, cupboard housing the Worcester condensing boiler.

BEDROOM 2

4.24m x 2.72m (13' 11" x 8' 11") Radiator, window overlooking rear garden, fitted wardrobe cupboard and fitted storage cupboard.



BATHROOM

2.14m x 1.71m (7' 0" x 5' 7") 3 Piece white suite comprising panelled bath with mains shower, low level WC, pedestal wash hand basin, radiator, ceramic tiled floor, loft access.

KITCHEN/BREAKFAST ROOM

4.25m x 3.13m (13' 11" x 10' 3") 'L' shaped black polished granite effect worktop with stainless steel sink unit and white coloured cupboards and drawers under, matching wall cupboards, window overlooking rear garden, part glazed door to lean to.

LEAN-TO

4.06m x 1.68m (13' 4" x 5' 6") Single brick construction with corrugated plastic roof, UPVC double glazed door and window to front garden, UPVC double glazed door to rear garden.

OUTSIDE

The property occupies a generous plot which is enclosed by a brick wall boundary to the front with gated access leading to the lean to with shingled area suitable for bin storage. The front garden is designed for easy maintenance being shingled and has a brick weave driveway and path providing ample car parking.

The rear garden has a paved patio to the rear and is laid to lawn with shrubs, trees, garden shed and is enclosed by fenced boundaries.

GARAGE

5.44m x 2.81m max into study recess (17' 10" x 9' 3") Please note the garage has been divided into a store with study behind.

STORE/WORKSHOP AREA

3.12m x 2.80m (10' 3" x 9' 2") Double timber doors, loft access and door into study area.

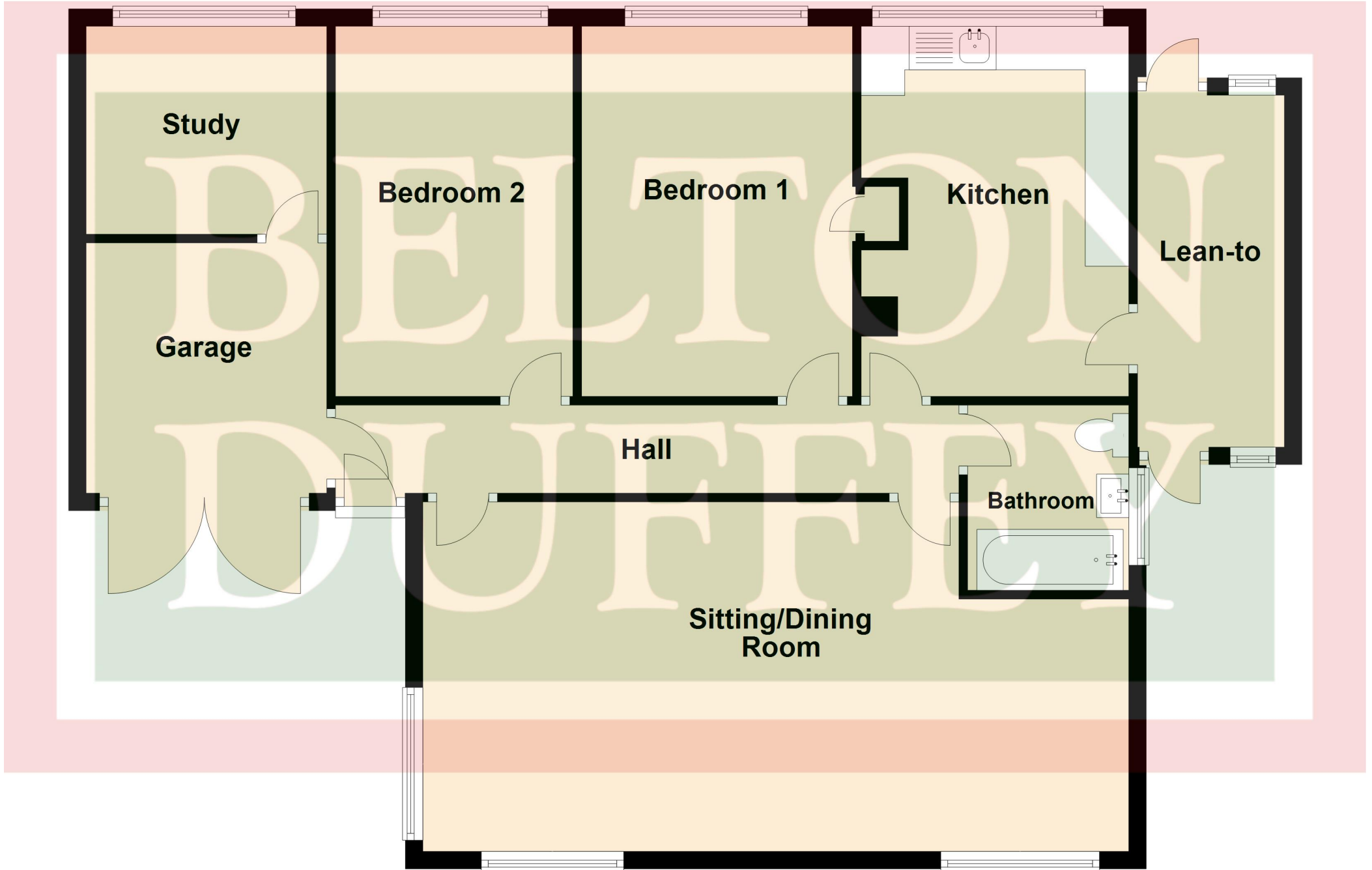
STUDY AREA

2.77m x 2.34m (9' 1" x 7' 8") Radiator, window overlooking rear garden.

DIRECTIONS

From King's Lynn proceed south on the A10 into West Winch. Take the first right hand turning into Chapel Lane bearing round into Back Lane proceeding past the school and bearing right into Watering Lane. The property will be seen on the right hand side.

Ground Floor



OTHER INFORMATION

Borough Council of Kings Lynn and West Norfolk, Kings Court, Chapel Street, Kings Lynn, Norfolk, PE30 1EX. Council Tax Band C.

EPC - D.

Gas fired central heating.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.



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