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2 Fen Road

Watlington

King's Lynn, PE33 0JB

£420,000

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Fen Road

Watlington, King's Lynn, PE33 0JB

This wonderful 4 bedroom Heritage property is set in 1.33 acres STMS in the popular village of Watlington with local services including doctors, a primary school and a mainline rail link to Cambridge and London.

The property would benefit from being modernised and improved to bring it to its true potential. The property comprises of a kitchen with a pantry and oil fired Aga, three reception rooms and a downstairs shower room. To the first floor there are 4 bedrooms with a family bathroom. The layout of the rooms also has a potential for part of the house to be used as an annex. There are mains drains, double glazing and oil fired central heating.

The outside gardens have a number of outbuildings and garages set in large mature gardens with a pond and mature trees and benefits from no buildings to the back of the property. The land used to be part of a dairy farm and is believed to be 1.33 acres subject to measured survey.

This is a great opportunity for anyone wishing to take on a project to allow this house to be transformed back into a lovely family home.





- Detached House
- 4 Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- Mains Drainage
- Oil Fired Central Heating
- Outbuilding & Gardens Within 1.33 Acres STMS
- Heritage Property With Victorian Frontage
- Requires Improvement & Updating





Entrance/Hallway

7' 9" x 15' 7" (2.36m x 4.75m) Radiator. Staircase to first floor. Entrance porch. Window to side.

Living Room

12' 11" x 12' 9" (3.94m x 3.89m) Two tall windows. Radiator. Open fireplace with surround.

Snug

11' 9" x 8' 10" (3.58m x 2.69m) Two tall windows. Radiator.

Second Hallway

Door to Dining Room, Kitchen & rear door.

Kitchen

12' 3" x 15' 7" (3.73m x 4.75m) Window to front. Oil fired Aga. Oven. Hob. Space for dishwasher. Wall and base units. Door to pantry cupboard with external access.

Sunroom

9' 1" x 15' 3" (2.77m x 4.65m)Max. Three windows to side. Perspex roof. Door to outside.

Bathroom

4' 8" x 8' 5" (1.42m x 2.57m) Window to rear. Wash hand basin. W.C. Shower area.

Dining Room

11' 8" x 12' 5" (3.56m x 3.78m) Patio door to UPVC Lean To. Door to stairs with staircase to first floor.



Landing

Step down area. Window to front. Radiator.

Bedroom 1

10' 9" x 15' 7" (3.28m x 4.75m) Window to rear. Sink area. Two cupboards

Bedroom 2

13' 3" x 13' 2" (4.04m x 4.01m) Two windows to front. Chimney breast. Radiator.

Bedroom 3

12' 11" x 13' 1" (3.94m x 3.99m) Two windows to front. Chimney breast. Radiator. Loft hatch.

Bathroom

8' 10" x 7' 5" (2.69m x 2.26m) Window to rear. Sink. W.C. Bath with panel. Radiator.

Inner Stairwell From Dining Room

Loft hatch. Door to landing & bedroom 4

Bedroom 4

9' 11" x 13' 1" (3.02m x 3.99m) Inner window to stairs. Radiator. Window to rear. Sink



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.

