



NEWSON & BUCK  
ESTATE AGENTS

32 South Wootton Lane  
King's Lynn  
Norfolk  
PE30 3BS

£250,000

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.

- 2/3 Bedrooms
- Lounge Diner
- Bathroom
- Bedroom 3 / Nursery
- Off Road Parking For Numerous Vehicles
- EPC Rating: D



## 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.

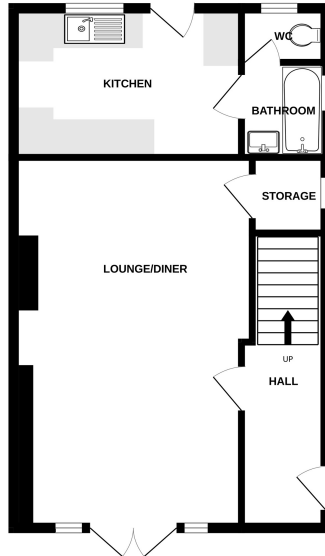
A side gate leads to the mature rear garden which has a small paving area with the remainder laid to lawn.

**EPC Rating: D**

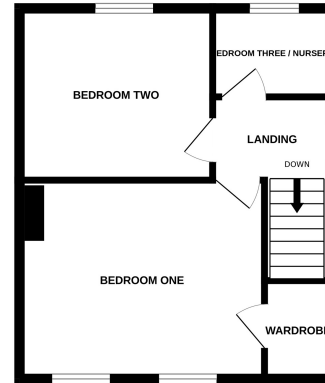
**Council Tax Band - B**



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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024.



18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: [kingslynn@millsopps.com](mailto:kingslynn@millsopps.com) [www.millsopps.com](http://www.millsopps.com)