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NEWSON & BUCK
ESTATE AGENTS

17 Stock Lea Road
North Wootton
King's Lynn
Norfolk
PE30 3RP

£229,995

A very well presented two bedroom semi-detached home in the highly desirable Village of North Wootton. The accommodation comprises entrance hall, lounge, kitchen, dining /sun room, two bedrooms and a family bathroom. The property further benefits from gas central heating, double glazing, garage and off road parking for two/three vehicles.

- Two Bedrooms
- Semi- Detached
- Dining / Sun Room
- Family Bathroom
- Garage
- Off Road Parking
- Gas Central Heating
- EPC Rating: D

Amenities including North Wootton Primary School can be found within walking distance, more extensive facilities can be found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.



Entrance Hall

Composite door to front and laminate flooring.

Lounge

17' 0" x 11' 11" (5.18m x 3.63m) Double glazed window to front, radiator, laminate flooring and storage cupboard.

Kitchen

6' 9" x 11' 11" (2.06m x 3.63m) Double glazed window to side, fitted kitchen with matching wall and base units, integrated double oven, integrated hob with extractor above, space for washing machine and tumble dryer, designer radiator and tiled flooring.

Dining / Sun Room

12' 4" x 9' 2" (3.76m x 2.79m) Double glazed windows to rear and both sides, double glazed doors to side, under floor tile heating.

Landing

Access to loft and fitted carpet.

Bedroom One

10' 10" x 11' 11" (3.30m x 3.63m) Max - Double glazed window to front, radiator and fitted carpet.

Bedroom Two

7' 0" x 11' 11" (2.13m x 3.63m) Double glazed window to rear, radiator and tiled flooring.

Bathroom

4' 10" x 8' 1" (1.47m x 2.46m) Double glazed window to side, panel bath with shower above, low flush w/c, pedestal wash hand basin, cupboard housing boiler and towel radiator.

Garage

Garage with up and over door, with parking to front and side.

Garden

To the front of the property is a low maintenance garden with a patio area and access to the rear garden.

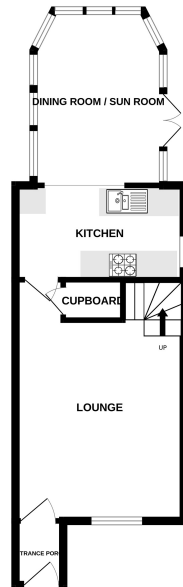
The rear garden is mainly laid to lawn with some mature trees and an extended patio area to the side of the property.

EPC Rating: D

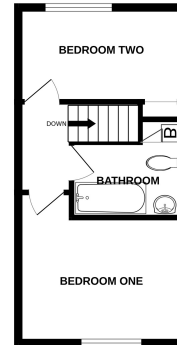
Council Tax Band -B



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The windows, doors and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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