



NEWSON & BUCK
ESTATE AGENTS



14 Leete Way, West Winch, King's Lynn

£229,995

A perfect first time purchase! Newson & Buck are proud to present to you this beautifully finished three bedroom property located in the desirable village of West Winch. The property comprises of an entrance hallway, downstairs w/c, lounge, kitchen diner, three bedrooms and a family bathroom. Further benefits include off road parking, an outside storage room and an enclosed rear garden. West Winch is located just four miles from King's Lynn which in itself has numerous amenities and mainline rail links to both Cambridge and Norwich.

Entrance Hallway

Laminate flooring, one radiator, under stairs cupboard.

W/C

Low flush W/C, sink, one towel radiator, one double glazed window.

Lounge

10' 11" x 15' 1" (3.33m x 4.60m) Laminate flooring, one radiator, sliding patio doors leading to rear garden.

Kitchen Diner

7' 6" x 20' 0" (2.29m x 6.10m) Laminate flooring, fitted kitchen, stainless steel sink, gas oven and hob with over head extractor, one radiator, one double glazed window, space for washing machine, tumble dryer and fridge freezer.

Bedroom One

12' 2" x 10' 6" (3.71m x 3.20m) Laminate flooring, one radiator, one double glazed window.

Bedroom Two

12' 2" x 9' 5" (3.71m x 2.87m) Fitted carpet, one radiator, one double glazed window.

Bedroom Three

7' 5" x 6' 8" (2.26m x 2.03m) Fitted carpet one radiator, one double glazed window, storage cupboard.

Garage Space

7' 6" x 7' 3" (2.29m x 2.21m) Up & over front door, fitted units.

Rear Garden

Enclosed Rear Garden with patio area.

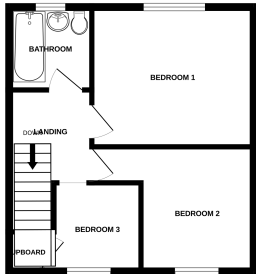
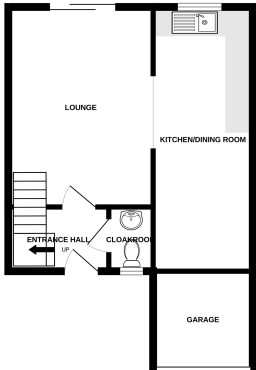
EPC - D

Council Tax Band B



GROUND FLOOR

1ST FLOOR



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