



3 Pleasant Row, Wiggenhall St Mary
Guide Price £139,950

BELTON DUFFEY



3 PLEASANT ROW, WIGGENHALL ST MARYPE34 3EW

A period two bedroom mid terraced cottage, requiring refurbishment, with parking, large rear garden and paddock views,

DESCRIPTION

A period two bedroom mid terraced cottage, requiring refurbishment, with parking, large rear garden and paddock views

The accommodation briefly comprises sitting room, kitchen/diner, rear lobby and bathroom to the ground floor.

On the first floor there are two bedrooms.

Outside, there is parking to the front with a large garden at the rear.

The property is installed with electric storage heaters and double glazing.

SITUATION

Magdalen is a rural village only 7 ½ miles or so south of King's Lynn having its own primary school, Church and public house. In nearby Watlington, which is approximately 1 mile away, there is a regular connection on the electrified King's Lynn to Kings Cross railway line and a convenience store/post office, fish and chip shop, village hall, social club, bowling green and a gastro pub.

Magdalen is set approximately midway between King's Lynn and Downham Market and in both towns there are good shops and leisure activities. Magdalen is a vibrant village offering a wide range of activities including weekly coffee mornings, badminton and table tennis in the village hall, art and book clubs and weekly bell pulling in the Church.

In the vicinity there is good fishing and walking as well as riding and bird watching.

SITTING ROOM

3.92m x 3.60m (12' 10" x 11' 10") UPVC double glazed door to driveway, window to front with paddock views, feature fireplace, electric night storage heater.

KITCHEN /DINER

5.93m x 3.91m (19' 5" x 12' 10") Worktop with stainless steel sink and cupboards under, further worktop with double cupboard under, space for fridge freezer, space and plumbing for automatic washing machine, space for electric cooker, tiled floor, UPVC double glazed door to outside, stairs to first floor, electric night storage heater.

REAR LOBBY

Tiled floor, shelving.

BATHROOM

3.21m x 1.96m narrowing to 1.10m (10' 6" x 6' 5") Suite comprising panelled bath with electric shower over, vanity wash hand basin, low level WC, electric wall heater, tiled floor.

FIRST FLOOR LANDING

BEDROOM 1

3.57m x 3.42m (11' 9" x 11' 3") Built in double wardrobe, airing cupboard, electric night storage heater, window to front with paddock views,



BEDROOM 2

Electric night storage heater, window to rear.

OUTSIDE

To the front of the property is a brick weave driveway. To the rear of the property is a good size garden.

DIRECTIONS

From King's Lynn proceed out of town along London Road and at the Southgates roundabout take the third exit sign posted A17/A47 and follow the signs for Saddlebow. At the next roundabout take the second exit and continue through the village of Saddlebow and onto St Germans. Continue into the centre of the village, passing the shop on the right hand side and the public house on the left; continue over the river bridge taking the next right hand turning into School Road. Continue along, taking the second left hand turning into Sluice Road, proceed all the way to the end of this Road and at the crossroads, turn left on to Common Road and the property will be found half way down on the right hand side.

OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX , Council Tax band - A

EPC - E

Electric storage heating.

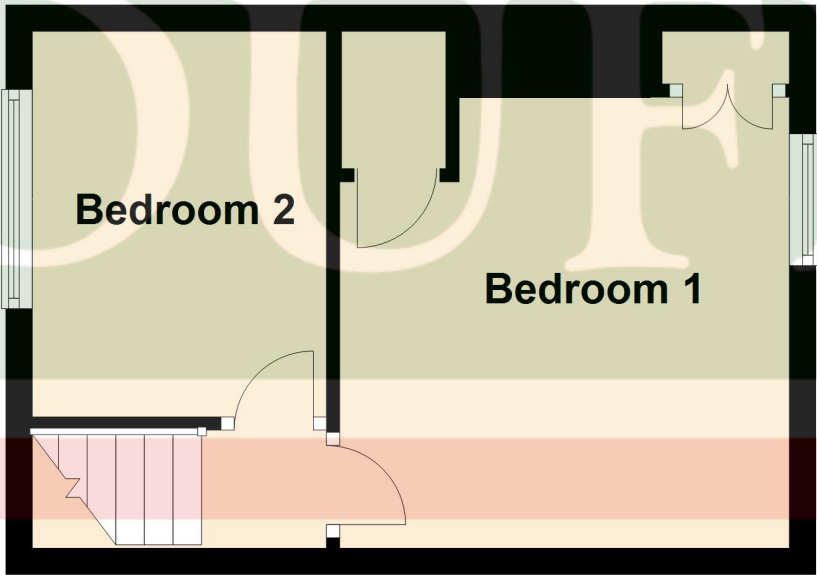
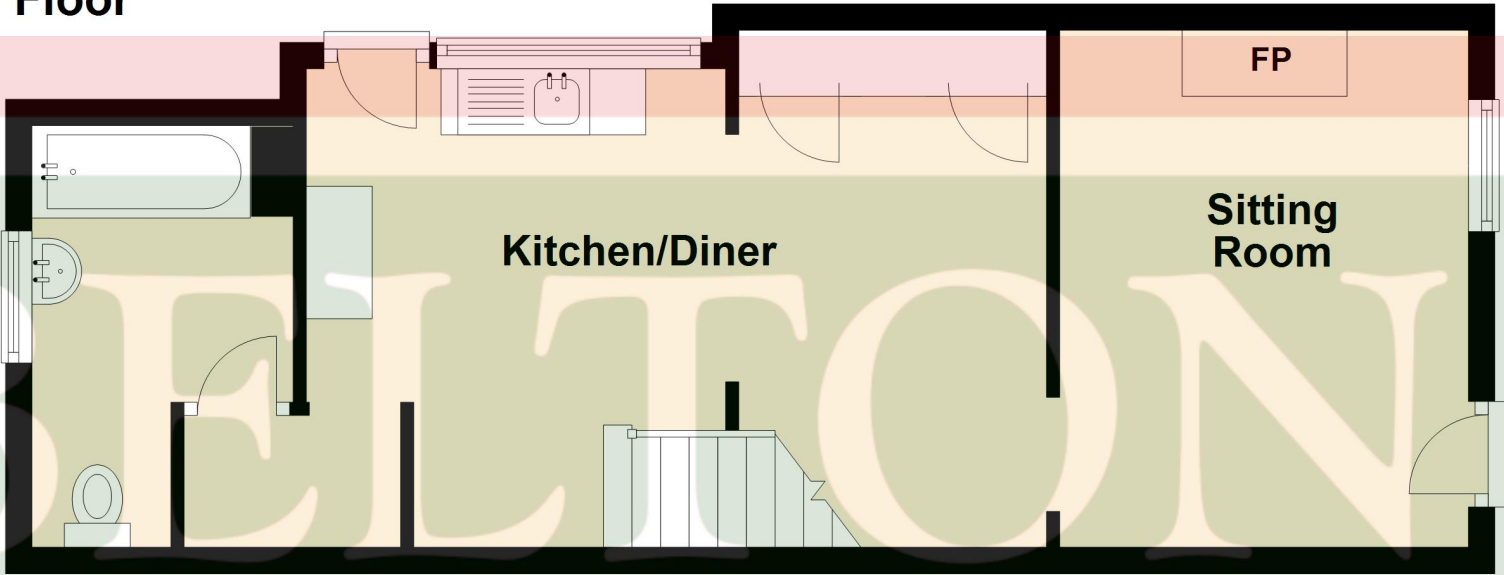
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor





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