

**LANDLES**



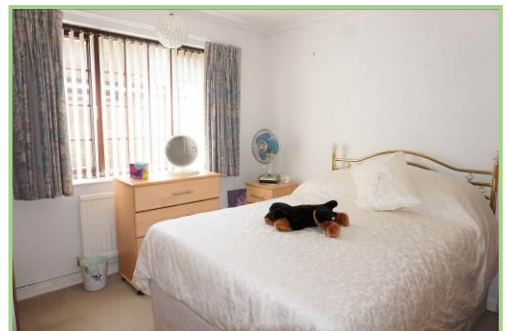
**23 South Wootton Lane | King's Lynn | Norfolk**



**The 3 bedroom detached bungalow occupying a spacious but manageable plot situated on the popular South Wootton Lane.**  
*Deceptively spacious with generous sized accommodation.*

**Purchase Price £315,000**

Folio: S/883ts



- **Porch & Entrance Hall**
- **25' Living Room**
- **Kitchen**
- **Conservatory**
- **3 Bedrooms**



- **Bathroom**
- **Gas Rad CH & DG**
- **Wrap around plot**
- **Rear Garden & Large Driveway**
- **Detached Garage**

**23 South Wootton Lane** is a deceptively spacious 3 bedroom detached bungalow located in a popular area of King's Lynn close to local amenities and a short distance from the town centre. The bungalow benefits from a 25' Living Room with bay window and doors to the garden, wrap around plot with large driveway, gas central heating and double glazing. There is a convenience store, salon and bus stop all within walking distance. **King's Lynn** is a historic market town located in West Norfolk. The area offers residents access to a variety of amenities both in the town centre and on the Hardwick Retail Park. There are good transport links with regular bus services, mainline railway to London Kings Cross via Ely & Cambridge and easy access to the A47 to Norwich & Peterborough.

#### Entrance Porch

With entrance door & tiled floor.

#### Entrance Hall

With Wood & glazed entrance door, radiator with thermostat, room thermostat, BT telephone point and cupboard housing hot water cylinder & programmer.

#### Living Room

25' 7" x 14' (7.8m x 4.27m) (max)

With large bay window, 2 radiators with thermostats, fireplace with gas fire, wooden mantle & marble surround, French Doors to the garden, television aerial point and points for wall lights.

#### Kitchen

14' 3" x 10' 1" (4.34m x 3.07m) (max)

With fitted wall & base units, fitted worktops, 1 & ½ bowl ceramic sink with drainer & monobloc tap, point and space for a freestanding cooker with extractor over, breakfast bar, tiled walls, tiled floor, radiator & television aerial point.

#### Utility Area

Between Kitchen & Conservatory;

With tiled floor, plumbing & space for a washing machine, plumbing and space for a slimline dishwasher.

#### Conservatory

13' 1" x 8' 4" (3.99m x 2.54m)

With double glazing, tiled floor, television aerial point and cupboard with wall mounted gas fired boiler and space for a tumble dryer.

#### Bedroom 1

12' 7" x 10' 5" (3.84m x 3.18m)

With radiator with thermostat, television aerial point and cupboard space.

#### Bedroom 2

11' 1" x 10' 8" (3.38m x 3.25m)

With radiator with thermostat, television aerial point and cupboard space.

#### Bedroom 3

10' 5" x 9' 8" (3.18m x 2.95m)

With radiator with thermostat and cupboard space.

#### Bathroom

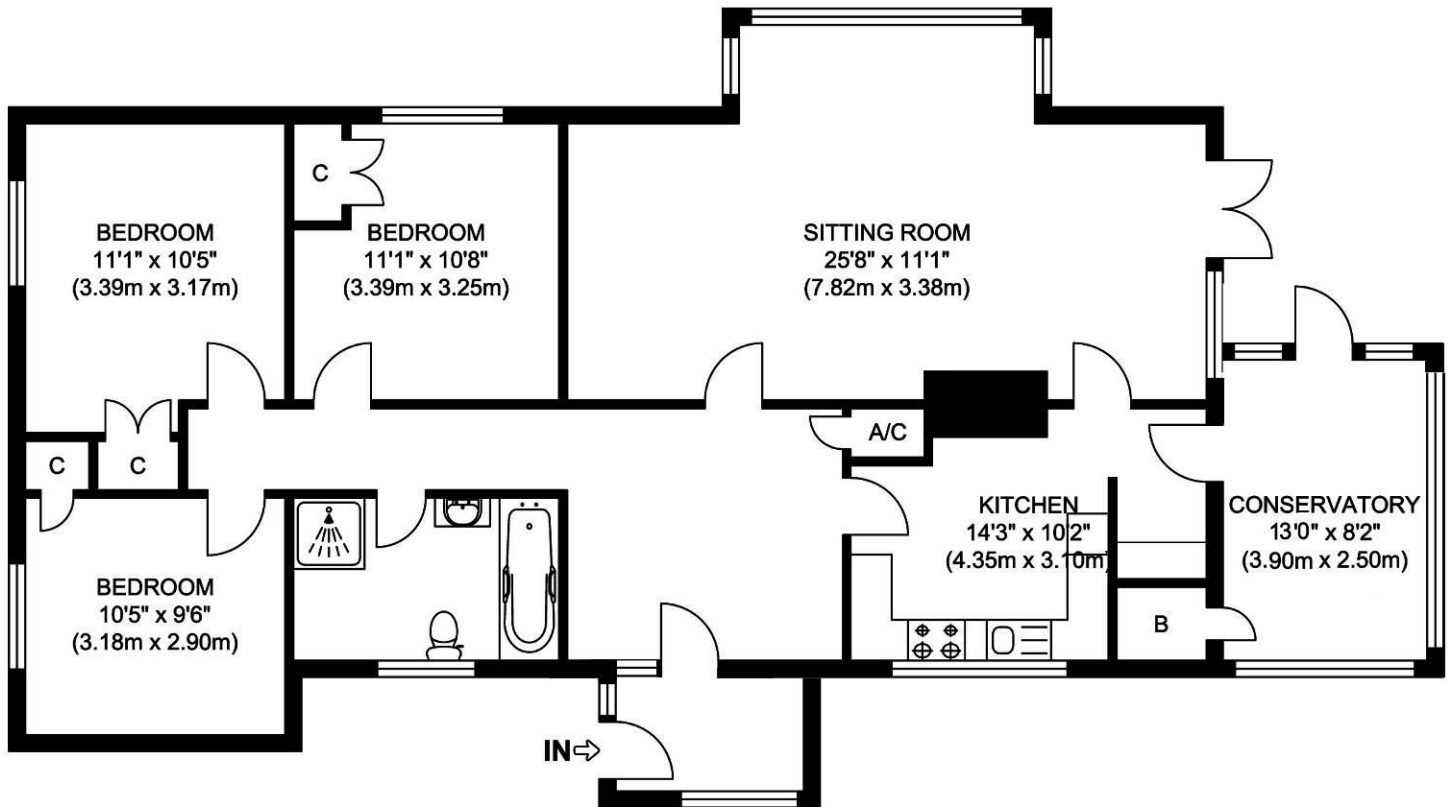
10' 8" x 6' 4" (3.25m x 1.93m)

With low level WC, vanity hand basin unit, corner shower cubicle with glazed doors and thermostatic shower, panelled bath with shower extension from taps & concertina screen, radiator, tiled walls and point for wall lights.

#### Outside

The property sits on a "wrap around" plot with large driveway which extends to the sides and front allowing parking for multiple vehicles and access to the **Detached Garage 17' 9" x 9' 10"** (5.41m x 3m) with double doors, personal door, lighting & power. The rear garden benefits from a paved patio across the rear and pathway leading down to a second patio at the bottom of the garden. The majority is laid to lawn with flower border at the side.





## 23 South Wootton Lane, Kings Lynn, PE30 3BS

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** All mains services are understood to be available. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "D" with a current annual charge of £1,934.32, 2021/2022.

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT:** ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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# LANDLES

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