

**LANDLES**



**71 Hall Lane | West Winch | King's Lynn**



**The spacious, detached 4 bedroom family residence overlooking fields in the popular village of West Winch.**

Conveniently positioned for access to local amenities and schools.

**Purchase Price £350,000**

Folio: H/417ts



- Entrance Hall
- Living Room
- Dining Room
- Breakfast Kitchen
- Conservatory
- Downstairs WC



- Stairs to First Floor Landing
- 4 Bedrooms
- Bathroom
- Front & Rear Gardens
- Driveway & Garage
- No Onward Chain

**West Winch** is a large, popular village located around 3 miles to the South of King's Lynn off the A10 trunk road. The village offers good access to a range of local amenities including shops, post office, primary school, takeaways and social club. Further amenities are available on the Hardwick Retail Park and in King's Lynn town centre with various local independent shops and restaurants. The area also provides good transport links with mainline railway in King's Lynn to London Kings Cross via Ely & Cambridge and A47 trunk road to nearby cities of Norwich & Peterborough, both around 1 hours drive. **71 Hall Lane** is a deceptively spacious 4 bedroom detached family residence with views over fields to the front. The internal accommodation is well laid out to include a spacious sitting room, dining area, breakfast kitchen with island and four double bedrooms to the first floor. A recently fitted gas boiler provides central heating via wet radiators and there is double glazing throughout. Externally there are low maintenance front & rear gardens and driveway providing off street parking for a couple of vehicles. Offered to the market with No Onward Chain, viewing is highly recommended.

**Entrance Porch** 4' 10" x 4' 5" (1.47m x 1.35m)

With UPVC front door, tiled floor and UPVC door to;

**Entrance Hall** 12' 6" x 5' 10" (3.81m x 1.78m)

With radiator and modular style staircase to the first floor landing.

**Living Room** 17' 11" x 14' (5.46m x 4.27m)

With brick chimney breast, tiled hearth, radiator and archway to;

**Dining Room** 14' 10" x 9' 11" (4.52m x 3.02m)

With radiator, 2 points for wall lights and door to;

**Conservatory** 10' 9" x 7' 7" (3.28m x 2.31m)

With polycarbonate roof, double glazing, vinyl flooring and door to the garden.

**Breakfast Kitchen** 14' 10" x 13' 9" (4.52m x 4.19m)

With fitted wall & base units, fitted worktops, central island with breakfast bar, stainless steel sink with drainer and monobloc tap, eye level double electric oven, electric hob, point & space for a washing machine, point & space for a dishwasher, tiled surrounds, radiator and storage cupboard.

**Rear Vestibule** 8' 2" x 4' 4" (2.49m x 1.32m)

With UPVC door to the garden and radiator.

**Downstairs WC**

With low level WC, basin with cupboards underneath and tiled walls.

**Stairs to First Floor Landing** 18' 7" x 4' 5" (5.66m x 1.35m)

With door to front balcony and airing cupboard housing Worcester gas boiler.

**Bedroom 1** 15' 8" x 8' 4" (4.78m x 2.54m)

With fitted cupboards, radiator and door to eaves.

**Bedroom 2** 14' 11" x 10' 1" (4.55m x 3.07m)

With fitted wardrobes and radiator.

**Bedroom 3** 14' 10" x 9' 11" (4.52m x 3.02m)

With radiator.

**Bedroom 4** 11' 3" x 10' (3.43m x 3.05m)

With radiator.

**Bathroom** 8' 6" x 6' 11" (2.59m x 2.11m)

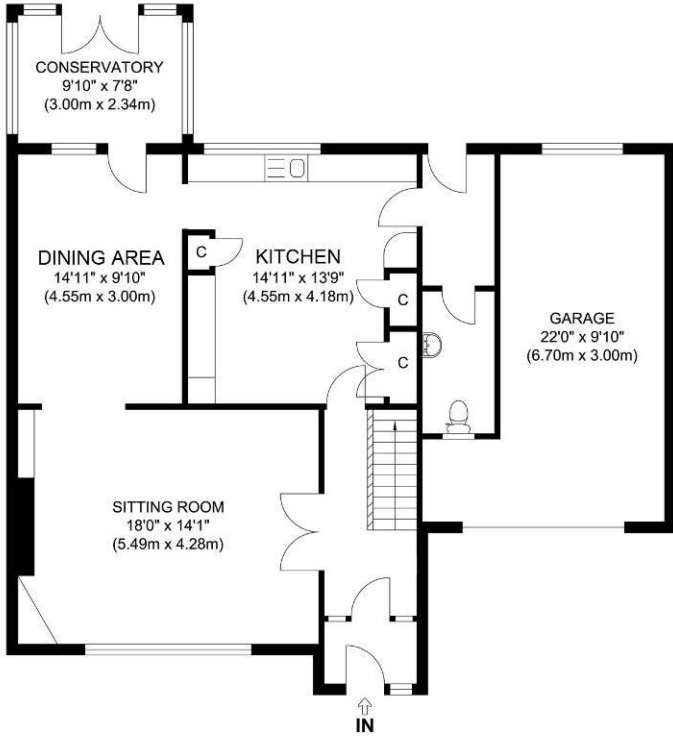
With low level WC, vanity basin unit with tiled top & cupboards underneath, corner panelled bath with mixer tap & handheld attachment, tiled walls, vinyl floor, radiator, shaver point and hatch to roof space.

**Outside**

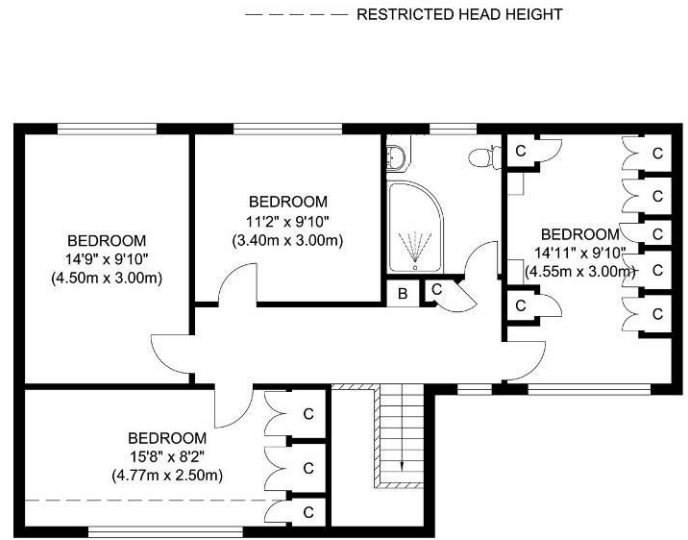
**71 Hall Lane** is set back from the road with a generous frontage laid to lawn and concrete driveway providing off street parking for a couple of vehicles. There is access to the integral **Garage** 22' 1" x 10' 2" (6.73m x 3.1m) with electric roller door, lighting and power. The rear garden is low maintenance mostly laid to lawn with paved patio areas at the top and bottom of the garden.







GROUND FLOOR

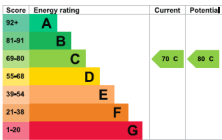


FIRST FLOOR

TOTAL APPROX FLOOR AREA OF HOUSE 1902.41 SQ.FT. (176.74 SQ.

## 71 Hall Lane, West Winch, King's Lynn, PE33 0PJ

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



**Title** We are advised that the property title is not currently Registered at Land Registry. Our Clients / Clients legal advisors are in possession of Title Deeds.

**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 "E" with a current annual charge of £2,687.98, 2024/2025.

**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.

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

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