



Introducing
Lynn Road
Wiggenhall St. Germans

SOWERBYS

Tucked away in the charming village of Wiggenhall St Germans, this well presented three-bedroom detached home offers modern, flexible living in a desirable setting, just a short drive from King's Lynn.

Designed with lifestyle in mind, the property features a versatile ground floor bedroom that could equally serve as a home office, ideal for remote working or accommodating guests. An integral garage adds everyday convenience along with additional storage.

Upstairs, the heart of the home opens into a bright and spacious open-plan kitchen, living and dining area. This sociable space is perfect for both relaxing and entertaining, filled with natural light and finished to a good standard throughout. Whether you're hosting friends or enjoying a quiet evening in, the layout offers comfort and style in equal measure.

Outside, the low-maintenance rear garden provides a private space to unwind, perfect for enjoying warmer days without the upkeep of a large plot.

Offering modern living in a sought-after village location, this home combines tranquillity with accessibility, making it an excellent choice for professionals, couples, or small families looking to enjoy the best of rural living with easy access to King's Lynn.

WIGGENHALL ST GERMANS

A pretty village, Wiggenhall St Germans is only four miles from the market town of King's Lynn.

The village has a green, a fine old church and a range of amenities; including an excellent village shop, a pub on the river and bus routes to nearby towns and villages.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn, and the surrounding areas, continues to attract a growing number of professionals seeking an easy commuter route.

COUNCIL TAX

Band B

AGENT'S NOTES

One Bedroom is Located Downstairs

Utility Room is Downstairs

Open Plan, Kitchen, Dining and Living Space

Electric Heating

Fully Furnished

LOCATION

What3words: ///detained.assembles.cackling

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.



SOWERBYS

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