


DIRECTIONS

From Kings Lynn town centre, proceed out along John Kennedy Road, continue onto Edward Benefer Way, left onto Nursery Lane then left onto Spinney Close where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		85	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	71		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



8 Spinney Close South Wootton King's Lynn Norfolk PE30 3NF

THREE BEDROOM LINK DETACHED BUNGALOW WITH GARAGE & DRIVEWAY - NO UPWARD CHAIN

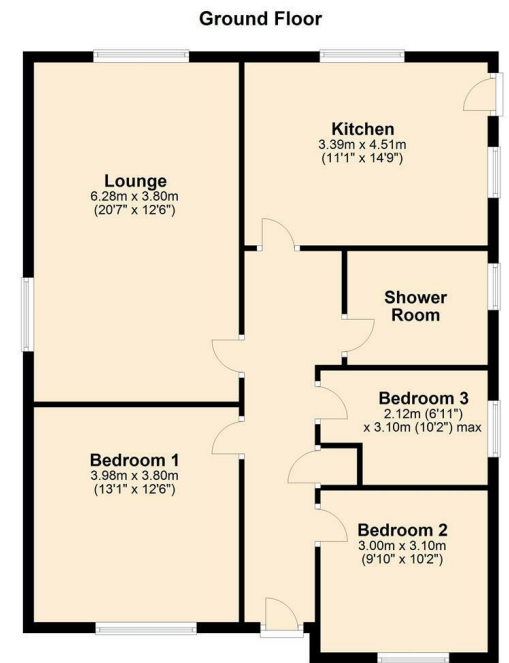
South Wootton

£245,000 Freehold



- ENTRANCE PORCH** 5'9 x 2'7 (1.75m x 0.79m)
- HALLWAY** 22'6 x 5'10 max (6.86m x 1.78m max)
Double radiator. Storage cupboard.
- LOUNGE** 20'6 x 12'5 (6.25m x 3.78m)
Gas fire. Two double radiators. Windows to side and rear aspects.
- KITCHEN/DINER** 14'9 x 11'0 (4.50m x 3.35m)
Range of wall, base and drawer units. Integral electric oven and gas hob. Double radiator. Windows to side and rear aspects.
- BEDROOM 1** 13'0 x 12'4 (3.96m x 3.76m)
Double radiator. Window to front aspect.
- BEDROOM 2** 10'1 x 9'10 (3.07m x 3.00m)
Double radiator. Window to front aspect.
- BEDROOM 3** 10'1 x 6'11 (3.07m x 2.11m)
Double radiator. Loft access. Window to side aspect.
- SHOWER ROOM** 6'11 x 8'6 (2.11m x 2.59m)
Three piece suite comprising corner shower cubicle with Thermo mixer shower, wash hand basin and w.c. Double radiator. Window to side aspect.
- SINGLE GARAGE**
Up & over door.
- FRONT GARDEN**
Mainly laid to lawn with shrubs and driveway.
- REAR GARDEN**
Mainly laid to lawn with trees and shrubs. Garden shed.

We are delighted to offer this three bedroom link detached bungalow with garage and driveway. The property benefits from gas central heating and uPVC double glazing. The accommodation comprises entrance porch, hallway, lounge, kitchen/diner, three bedrooms and shower room. The front garden is mainly laid to lawn with shrubs. The rear garden is mainly laid to lawn with trees, shrubs and garden shed. No Upward Chain.



All Sizes Are Approximates Only
Plan produced using PlanUp.



