

DIRECTIONS

From Kings Lynn town centre, proceed out along Edward Benefer Way, at the traffic lights turn left onto Castle Rising Road then left onto Priory Lane passing the school turn left onto Hayfield Road then right onto Pingles Road where the property can be found at the on the right 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			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(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		84	England & Wales
	EU Directive 2002/91/EC		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.



10 Pingles Road North Wootton King's Lynn Norfolk PE30 3RW

NICELY PRESENTED FOUR BEDROOM DETACHED HOUSE WITH DRIVEWAY

North Wootton

£242,500 Freehold



HALLWAY

LOUNGE

Laminate flooring. Radiator. Stairs to first floor. Window to front aspect.

14'4 x 10'9 (4.37m x 3.28m)

DINING ROOM

Tile floor. Radiator. French doors to rear garden.

10'10 x 8'1 (3.30m x 2.46m)

KITCHEN

Range of wall, base and drawer units with worktops over. Space for washing machine and dishwasher. Electric oven. Tiled floor. Window and door to rear.

11'4 max x 8'2 (3.45m max x 2.49m)

BEDROOM FOUR

Ground floor. Laminate flooring. Radiator. Window to front aspect.

17'9 x 7'7 (5.41m x 2.31m)

LANDING

BEDROOM 1

Fitted carpet. Built-in wardrobes. Radiator. Window to rear aspect.

12'4 x 10'6 (3.76m x 3.20m)

BEDROOM 2

Laminate flooring. Radiator. Window to front aspect.

10'10 max x 10'1 max (3.30m max x 3.07m max)

BEDROOM 3

Fitted carpet. Radiator. Window to front aspect.

8'3 x 8'1 (2.51m x 2.46m)

SHOWER ROOM

Comprising shower cubicle, wash hand basin and w.c. Heated towel rail. Vinyl flooring. Window to rear aspect.

8'2 x 8'2 (2.49m x 2.49m)

FRONT GARDEN

Laid to shingle.

REAR GARDEN

Mainly laid to lawn with patio area.

We are delighted to offer this nicely presented four bedroom detached house with driveway in the desirable area of North Wootton. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, lounge, dining room, kitchen and bedroom four on the ground floor with three bedrooms and shower room on the first floor. The front garden is laid to shingle. The rear garden is mainly laid to lawn with patio area.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022



