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DIRECTIONS

From Kings Lynn town centre, proceed out along John Kennedy Road, continue onto Edward Benefer way, continue onto Grimston Road, turn right at Langley Road, left onto Mannington Place bear left and then the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



25 Mannington Place South Wootton King's Lynn Norfolk PE30 3UD

**TWO BEDROOM DETACHED BUNGALOW WITH GARAGE AND DRIVEWAY
NO UPWARD CHAIN**

South Wootton

£240,000 Freehold

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- L-SHPAED HALLWAY

Fitted carpet. Radiator. Airing cupboard. Loft access.

10'4 x 9'6 (3.15m x 2.90m)
- LOUNGE/DINER

Fitted carpet. Radiator. Feature fireplace. Window to front aspect.

18'7 x 11'5 (5.66m x 3.48m)
- KITCHEN

Range of wall, base and drawer units with worktops over. Space for washing machine. Laminate flooring. Double radiator. Window to front aspect.

10'0 x 9'0 (3.05m x 2.74m)
- BEDROOM 1

Fitted carpet. Radiator. Window to rear aspect.

11'0 x 10'4 (3.35m x 3.15m)
- BEDROOM 2

Fitted carpet. Radiator. Window to rear aspect.

10'0 x 8'0 (3.05m x 2.44m)
- BATHROOM

Three piece suite comprising bath with Thermostatic mixer shower over, wash hand basin and w.c. Radiator. Tiled floor. Window to side aspect.

6'8 x 5'6 (2.03m x 1.68m)
- GARAGE

Up & over door.
- FRONT GARDEN

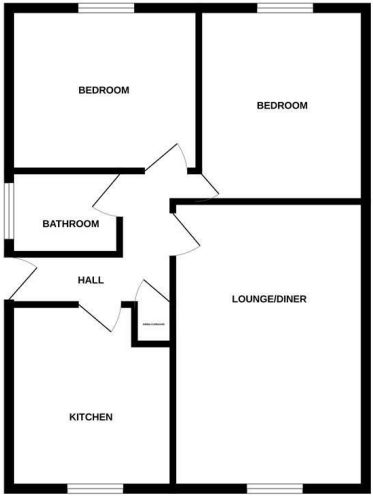
Mainly laid to lawn with shrubs. Driveway leading to garage.
- REAR GARDEN

Mainly laid to lawn with shrubs and pond.



We are delighted to offer this two bedroom detached bungalow with garage and driveway in the delightful village of South Wootton. The property benefits from gas central heating and uPVC double glazing. The accommodation comprises L-Shaped hallway, lounge/diner, kitchen, two bedrooms and bathroom. The front garden is laid to lawn with shrubs. The rear garden is laid to lawn with shrubs and pond. No Upward Chain.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, rooms and plot area are for guidance only and are not intended to be used as such for any purpose other than that intended. The property is shown as a guide only and is not intended to be used as such for any purpose other than that intended. The property is shown as a guide only and is not intended to be used as such for any purpose other than that intended. Made with iStockphoto 123456789



