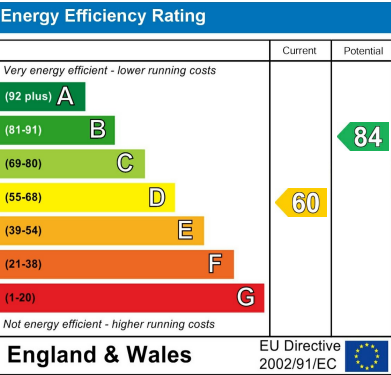


DIRECTIONS

Sat Nav: PE30 3RW



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

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

IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOUSE IN
NORTH WOOTTON

King's Lynn

£315,000 Freehold

01553 692828
sales@brittons.net





LOUNGE Fitted carpet, double radiator, window to front aspect.	11'00 x 10'08 (3.35m x 3.25m)
KITCHEN DINER Range of high quality fitted Howden's kitchen with wall-mounted, base and drawer units with worktop over. Integrated electric oven, hob, dishwasher and large fridge/freezer. Window to side aspect. Luxury vinyl tile Flooring, stylish vertical panel radiator, stairs to first floor, opening to sitting room/extension.	19'04 max x 11'04 max (5.89m max x 3.45m max)
FAMILY ROOM Luxury vinyl tile Flooring, French doors to rear garden, VELUX skylight, double radiator.	10'02 x 9'05 (3.10m x 2.87m)
BEDROOM FOUR Located on the ground floor, fitted carpet, double radiator, window to front aspect, attached en-suite with W.C and hand wash basin.	17'01 x 7'07 (5.21m x 2.31m)
UTILITY ROOM Luxury vinyl tile flooring, fitted Howden's units. Space and plumbing for washing machine and space for tumble drier. Obscured door to side and a window to the rear garden. Cloakroom.	10'02 x 7'06 (3.10m x 2.29m)
CLOAKROOM Luxury vinyl tile Flooring, feature half-height wall tiling, W.C, hand wash basin. Extractor fan.	
BEDROOM ONE Fitted carpet. Storage cupboard. Built in wardrobe. Radiator. Window to front aspect.	10'10 max x 10'1 max (3.30m max x 3.07m max)
BEDROOM TWO Fitted carpet. Built -in wardrobes. Radiator. Window to rear aspect.	12'4 x 10'6 (3.76m x 3.20m)
BEDROOM THREE Fitted carpet. Radiator. Window to front aspect.	8'3 x 8'1 (2.51m x 2.46m)
BATHROOM Three piece suite comprising of hand wash basin and W.C both set within vanity unit, P shaped bath with shower over and glass shower screen fitted. Airing cupboard. Heated towel rail. Vinyl flooring. Window to rear aspect.	8'2 x 8'2 (2.49m x 2.49m)
FRONT OF PROPERTY Driveway laid to gravel providing parking for multiple vehicles with patio path leading to front door.	
REAR OF PROPERTY Well maintained rear garden with patio and lawn areas. Timber shed to rear of garden.	
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Nestled on the charming Pingles Road in North Wootton, King's Lynn, this delightful detached house offers a perfect blend of comfort and modern living. With four well-proportioned bedrooms this spacious and light-filled property is ideal for families or those seeking extra room for guests. Upon entering, you are welcomed into a cosy lounge, perfect for relaxing evenings. The heart of the home is undoubtedly the modern kitchen, which boasts an open-plan layout seamlessly connecting to the dining area. This design not only enhances the flow of the space but also makes it perfect for entertaining family and friends. The family room, enhanced by a Velux skylight, invites an abundance of natural light, creating a warm and inviting atmosphere. The property has been thoughtfully extended to provide additional space for leisure or work. A ground floor bedroom with its own W.C. offers convenience and privacy, making it an excellent option for visiting guests or dependents. Outside, the property features parking for multiple vehicles, ensuring ease of access. The surrounding area is peaceful and family-friendly, making it a wonderful place to call home. This property truly embodies modern living while retaining a sense of warmth and comfort. Don't miss the opportunity to make this lovely house your new home.

Please note that the vendor is a relative of an employee at Brittons.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, weights and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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