



**2 Hall Farm Gardens, East Winch, PE32 1NS**

**£270,000**

- QUIET VILLAGE LOCATION
- WORKSHOP
- UTILITY
- LANDSCAPED GARDENS
- AMPLE OFF ROAD PARKING

- SINGLE GARAGE
- COUNCIL TAX BAND C

A spacious two-bedroom bungalow located in the desirable village of East Winch.

This charming bungalow offers two bedrooms—one spacious double and one comfortable single. The home features a generous family bathroom complete with a bathtub and a separate shower cubicle. Additional living space includes a bright conservatory, a well-equipped kitchen, and a separate utility room for added convenience and a dedicated workshop. The property also benefits from a single garage, a large driveway, and ample off-road parking.

### Conservatory 5.26m x 2.95m



Perspex roof. Door to side. Tiled flooring.



### Kitchen 15'5" x 8'9" (4.70m x 2.69m)



Double glazed window. Matching range of base and wall units with roll edge work top. Sink unit with mixer tap over. Built-in oven with electric hob and extractor over. Integrated dishwasher and fridge. Tiled flooring.



**Lounge 20'4" x 12'7" (6.20m x 3.86m)**



Double glazed window. Double glazed patio doors to rear. Two radiators.



**Bedroom 1 10'11" x 10'11" (3.35m x 3.35m)**



Double glazed window. Two radiators. Fitted wardrobes.



**Bedroom 2 8'11" x 7'1" ( 2.72m x 2.18m)**



Double glazed window. Radiator.

**Bathroom 10'2"x 7'10" (3.12mx 2.39m)**



Two double glazed windows. Corner bath. Shower cubicle. Toilet. Wash hand basin. Tiled flooring.



**Utility Room 5.21m x 3.05m**



Space and plumbing for washing machine and dryer. Oil boiler.



**Workshop 12'9" x 11'5" (3.91m x 3.48m)**



Power and light connected.

**Outside**



The front of the property has a gravel drive providing off road parking for several vehicles and a detached single garage.

Side gate gives access to the well maintained rear garden which has a small lawned area and raised flower beds and a water feature.



**Property Postcode**

For location purposes the postcode of this property is: PE32 1NS

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

**Verified Material Information**

Tenure: Freehold

Council tax band: C  
 Annual charge: No  
 Property construction: Brick built  
 Electricity supply: British Gas  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Anglian Water  
 Sewerage: Septic tank  
 Heating: Oil central heating  
 Heating features: No  
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
 Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Not likely over Voice and Data. Vodafone is Limited over Voice and Data.  
 Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Variable over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage  
 Building safety issues: No  
 Restrictions: No  
 Public right of way: No  
 Flood risk: Surface water- low, rivers and the sea- low, other flood risks- Groundwater, flooding from groundwater is unlikely in this area. Reservoirs- flooding from reservoirs is unlikely in this area.  
 Coastal erosion risk: No  
 Planning permission: Please refer to Borough Council of King's Lynn & West Norfolk for any relevant planning applications in the area.  
 Accessibility and adaptations: No  
 Coalfield or mining area: No  
 Energy Performance rating: D

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

### Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



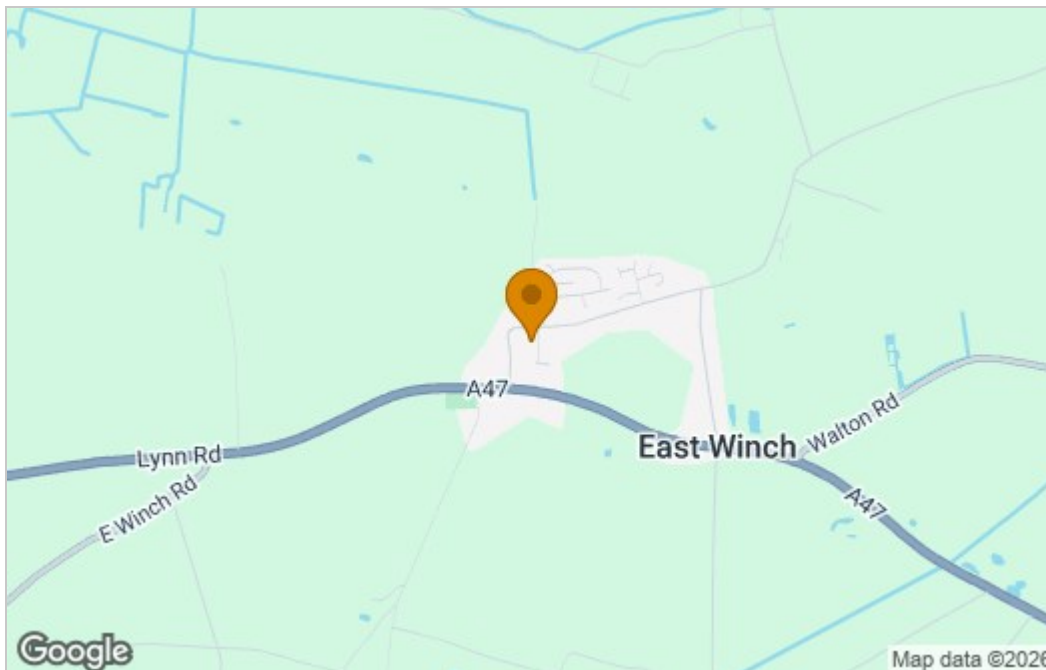


## Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

## Energy Efficiency Graph

