



Lewis Drive, Wighenhall St. Germans, King's Lynn, PE34 3FB



welcome to

Lewis Drive, Wiggshall St. Germans, King's Lynn

A spacious and well presented four bedroom detached home, situated in a desirable village location, offering generous living accommodation, excellent outdoor space and a versatile garden studio. Viewing highly recommended!



Entrance Porch

Entrance Hall

Radiator, Stairs to first floor, Understairs storage

Lounge

24' 11" x 11' (7.59m x 3.35m)

Media wall with electric fireplace, Radiator, Double glazed windows to side and rear, double glazed patio doors to rear

Kitchen/Diner

16' 3" x 8' 8" (4.95m x 2.64m)

Wall and Base Units, Sink and Mixer Tap, Integrated Oven and Electric Hob with Extractor over, Undercounter Fridge, Space for Freestanding Fridge/Freezer, Space for Dishwasher, Double glazed window to side and front, Radiator

Utility

12' 4" x 8' (3.76m x 2.44m)

Base Unit, Sink and Mixer Tap, Space for Washing Machine and Tumble Dryer, Storage Cupboards, Window to Rear, Door to Rear Garden

Cloakroom

WC, Hand Wash Basin

Bedroom One

12' x 11' 2" (3.66m x 3.40m)

Radiator, Built in wardrobe, Double Glazed Window

En Suite

Shower, WC, Hand Wash Basin, Heated Towel Rail

Bedroom Two

12' 8" x 9' 8" (3.86m x 2.95m)

Double Glazed Window, Radiator

Bedroom Three

12' 8" x 9' (3.86m x 2.74m)

Double Glazed Window, Radiator

Bedroom Four

12' 7" x 7' 9" (3.84m x 2.36m)

Double Glazed Window, Radiator

Bathroom

Bath with Overhead Shower, WC, Hand Wash Basin, Heated Towel Rail, Double Glazed Window to Rear

Outside

Ample Off Road Parking and Garage. Enclosed Rear Garden with Undercover Patio Area and Remainder Laid to Lawn with a Studio



view this property online williamhbrown.co.uk/Property/KLN119458



welcome to

Lewis Drive, Wiggenhall St. Germans, King's Lynn

- Detached Home
- Four Bedrooms
- Well Presented Throughout
- Garage and Ample Off Road Parking
- Family Bathroom and En Suite

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£325,000



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.localagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119458



Property Ref:
KLN119458 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk