



2 bed cottage to buy in PE33

Lynn Road, West Winch, King's Lynn,
Norfolk, PE33 0LJ

£145,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

Driveway parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms and Conditions
- ✓ KITCHEN
- ✓ TWO BEDROOMS
- ✓ FRONT/SIDE GARDENS
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Nestled in the charming village of West Winch, King's Lynn, this delightful two-bedroom end-terraced period cottage offers a perfect blend of character and modern convenience. The property boasts a spacious reception room, ideal for relaxing or entertaining guests, and two well-proportioned bedrooms that provide a comfortable retreat. One of the standout features of this cottage is the generous driveway, which can accommodate multiple vehicles, ensuring ample parking for residents and visitors alike. Additionally, the detached garage offers further storage options or the potential for a workshop, while the surrounding land provides a lovely outdoor space for gardening or leisure activities. The village location enhances the appeal of this property, offering a peaceful atmosphere while still being within easy reach of local amenities and transport links. This cottage is perfect for those seeking a tranquil lifestyle in a picturesque setting, making it an excellent opportunity for first-time buyers, small families, or those looking to downsize. With its charming features and convenient parking, this end-terraced cottage is a must-see for anyone looking to embrace village life in West Winch. Don't miss the chance to make this lovely property your new home.

CHARMING TWO BEDROOM END TERRACED COTTAGE WITH DETACHED GARAGE, VERY GENEROUS DRIVEWAY, FRONT/SIDE GARDEN - IDEAL FOR FIRST TIME BUYERS - NO UPWARD CHAIN.

Entrance Hallway - 4.55m x 2.13m (14'11 x 7'0) - Wood flooring, Window to side aspect, under stairs cupboard, radiator and entrance to cloakroom.

Cloakroom - 1.32m x 0.71m (4'4 x 2'4) - Separate W.C and basin, Wood flooring and extractor fan.

Lounge/Diner - 6.91m x 3.91m max (22'8 x 12'10 max) - Window to front and rear aspect, fitted carpet, two radiators, and gas fire place with surround.

Kitchen - 3.40m x 2.36m (11'2 x 7'9) - Range of wall, base and drawer units with worktops over, integrated Electric oven, electric integrated hob with extractor hood, Space for free standing washing machine, integrated fridge and freezer, Stainless steel bowl sink with mixer tap over, Wood flooring and Window to rear aspect.

Landing - 4.80m x 2.46m (15'9 x 8'1) - Fitted carpet, window to side and front aspect and radiator.

Shower Room - 2.24m x 1.85m (7'4 x 6'1) - Two piece suite comprising of hand wash basin, set within vanity unit along with W.C, enclosed shower with thermostatic shower over, heated towel rail and window to rear aspect.

Master Bedroom - 3.66m x 3.53m max (12'0 x 11'7 max) - Built in wardrobes, fitted carpet, and window to front aspect.

Bedroom Two - 3.63m x 3.18m (11'11 x 10'5) - Fitted carpet, radiator, loft access and window to rear aspect.

Front/Side Garden - Mainly laid to lawn with gravel driveway and shed to side.

Garage - Single garage with up and over door.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £145,000

Property Type: Cottage

Parking: Driveway

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

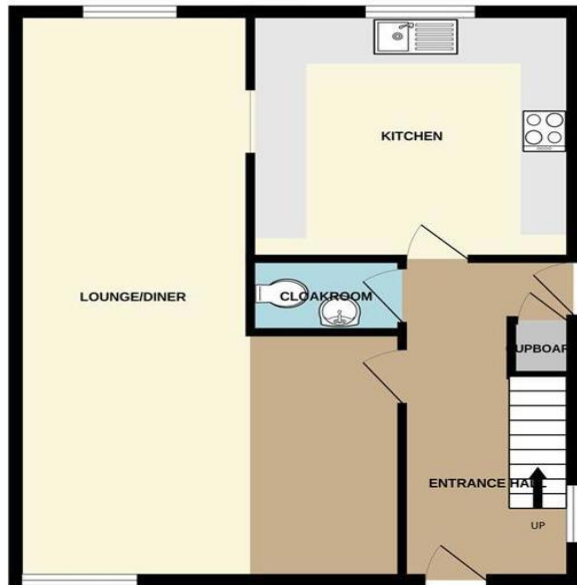
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Lynn Road, West Winch, King's Lynn, Norfolk, PE33 0LJ

Contact your local branch today for more information on this property:

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