



## 4 bed detached house to buy in

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

**£250,000** Starting Bid

 x 4  x 2  x 3

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ GREAT RENOVATION POTENTIAL
- ✓ DINING ROOM
- ✓ FOUR BEDROOMS
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ 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

Mannington Place, South Wootton, King's Lynn, this delightful detached house offers a perfect blend of comfort, space, and exciting potential. With four generously sized bedrooms — each featuring built-in storage — the home is perfectly suited for families of all sizes and those seeking room to grow. As you enter, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The lounge, complete with a cosy fireplace, creates a warm and inviting atmosphere ideal for unwinding after a long day. The kitchen flows seamlessly into the dining room, forming a sociable open-plan layout that works beautifully for family life and gatherings. From here, sliding doors open into a bright conservatory overlooking the beautifully maintained garden — a perfect spot for morning coffee, quiet reading, or hosting summer barbecues. Natural light floods the property, enhancing the already spacious feel and creating a welcoming environment throughout. With two well-appointed bathrooms, morning routines are made easy and convenient for all household members. Whether you envision a contemporary open-plan kitchen, a larger family room, a home office suite, or enhanced outdoor living spaces, this home provides the ideal canvas to create something truly special. This property is not just a house; it is a home with remarkable scope to evolve alongside your lifestyle. Offering space, flexibility, and the chance to add significant value, it is an ideal choice for those seeking a tranquil yet vibrant living experience in King's Lynn.

Don't miss the opportunity to make this splendid and full-of-potential property your own.

### FOUR BEDROOM DETACHED HOUSE ON A SPACIOUS PLOT WITH OFF ROAD PARKING WITH GARAGE

Entrance Hall - 5.79m x 1.65m + 4.06m x 2.01m (19'0 x 5'05 + 13'04 - Large L-Shaped Entrance Hall way, leading to all rooms, fitted carpet, double radiator, window to side aspect, stairs to first floor.

Lounge - 5.05m x 3.66m (16'07 x 12'00) - Fitted carpet, window to front aspect, double radiator, feature electric fireplace.

Dining Room - 3.63m x 3.15m (11'11 x 10'04) - Open arch to kitchen, fitted carpet, single radiator, sliding patio door to conservatory.

Kitchen - 3.15m x 3.00m (10'04 x 9'10 ) - Range of wooden wall-mounted base and drawer units, splash back wall tiling. Sink with drainer under window to rear garden, space and plumbing for dishwasher and washing machine, space for oven. Tiled flooring, open arch to dining room, door to conservatory.

Conservatory - 3.86m x 2.97m (12'08 x 9'09) - Tiled flooring, triple aspect windows to rear garden, French doors to rear garden, electric sockets.

Shower Room - 2.01m x 1.80m (6'07 x 5'11) - Three piece suite comprising of a W.C, hand wash basin and a walk-in shower enclosure. Extractor fan, tiled flooring, obscured window to side aspect and single radiator.

Landing - Fitted carpet, loft access, window over stairs to side aspect, doors to all rooms.

Bedroom One - 3.66m x 3.23m (12'00 x 10'07) - Fitted carpet, window to rear garden, single radiator, fitted wardrobes.

Bedroom Two - 3.71m x 2.95m (12'02 x 9'08) - Fitted carpet, window to front aspect, single radiator, fitted wardrobes

Bedroom Three - 3.23m x 3.02m (10'07 x 9'11) - Fitted carpet, window to rear garden, single radiator, fitted wardrobes.

Bedroom Four - 3.35m x 3.15m (11'00 x 10'04) - Fitted carpet, window to front aspect, single radiator, fitted wardrobes, airing cupboard.

Bathroom - 2.01m x 1.80m (6'07 x 5'11 ) - Three piece suite comprising of a concealed W.C, hand wash basin and a fitted bath with shower attachment, heated towel rail and extractor fan. Vinyl flooring, surround full-height wall tiling and an obscured window to side aspect.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

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) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 72      | 78                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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

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

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