



Laurel Grove, West Winch, Kings Lynn, Norfolk, PE33

Guide price **£230,000** | Freehold



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-  3 Bedrooms
-  2 Bathrooms
-  2 Receptions
-  Rear Garden
-  2 Garages
-  Utility Room
-  Local Amenities
-  3.0 MI King's Lynn

This well-presented detached family home is ideally situated within the popular Laurel Grove development, offering spacious and versatile accommodation throughout.

The property features three well-proportioned bedrooms, two bathrooms comprising a family bathroom and a convenient ground-floor shower room, two reception rooms providing flexible living and entertaining space, and a separate fitted kitchen.

A separate utility room adds everyday practicality, while the double garage offers excellent storage and secure parking. Outside, the property benefits from an enclosed rear garden.

West Winch is a popular village situated just a few miles south of King's Lynn, offering the perfect balance of village living with convenient access to the town's extensive amenities. The village is well served by a range of everyday facilities, including a post office, takeaway, hairdresser, and a popular social club at the heart of the community.

Families are well catered for with a primary school within the village, while a choice of secondary schools can be found nearby. Excellent road links also provide easy access to King's Lynn, where a wider selection of shopping, leisure facilities, and a mainline rail service to London King's Cross are available.

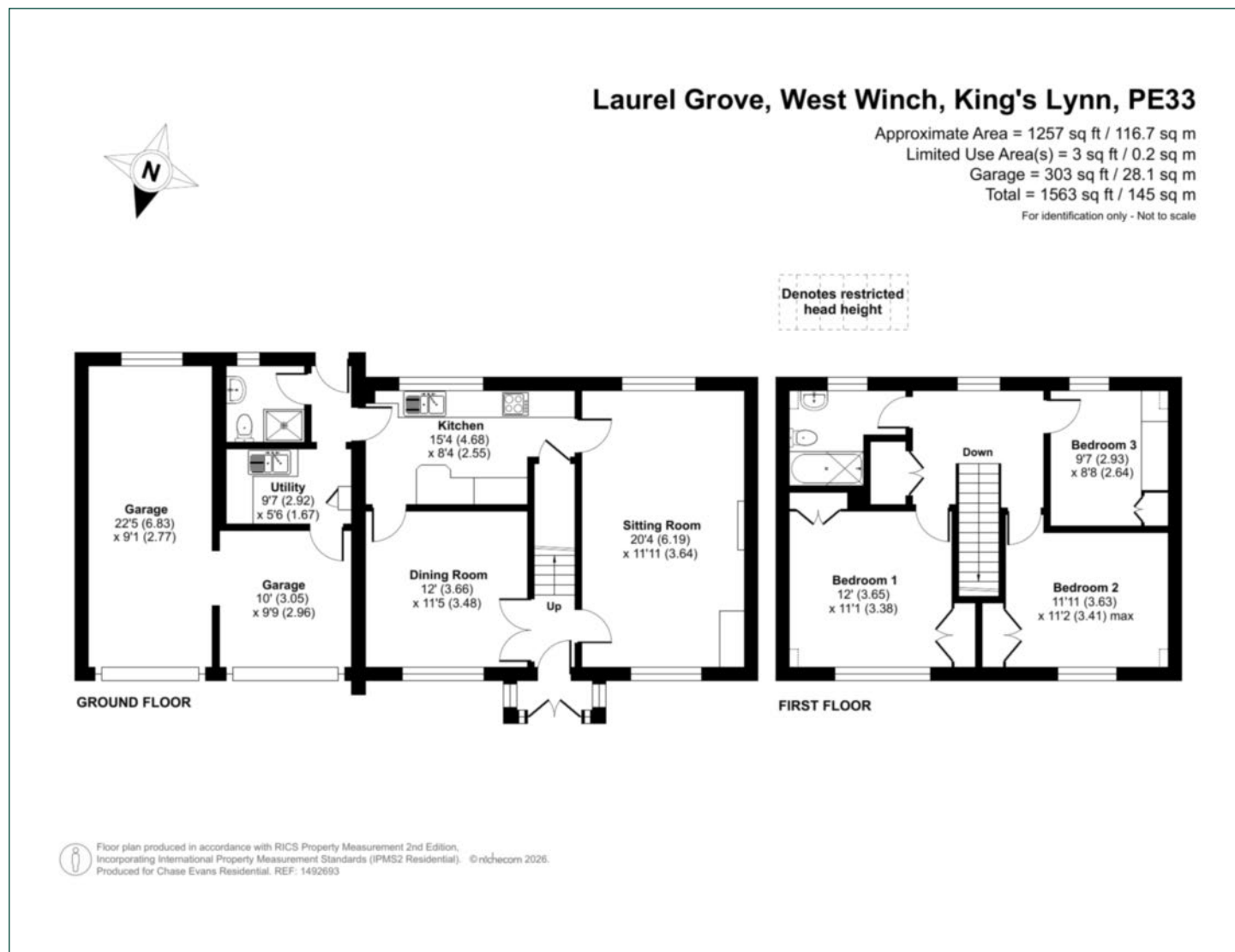
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £9,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Tenure:	Freehold	Local Authority:	Kings Lynn and West Norfolk
Ground Rent:	N/A	Council Tax Band:	D
Service Charge:	N/A	EPC:	D



Floorplan

1,563 sq ft | 145 sq m



Greenwich

1 Crescent Arcade, 279 Creek Road, London, SE10 9EJ

Sales

020 8853 8978 | greenwich.sales@chaseevans.com

We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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