



## Lacey Close, Watlington, Kings Lynn, PE33 0TX

Superb three bedroom detached bungalow situated in the popular well serviced village of Watlington. The property offers split lounge/ dining room with wood burning stove, conservatory, modern kitchen, bathroom and en-suite, utility room, garage, parking and gardens. Viewing is highly recommended.

**Price £385,000 Freehold**





**Bedroom One**  
**12'7" (3.84m) x 13'2" (4.01m)**  
 Fitted wardrobes, UPVC double glazed window to front aspect, radiator, door to en-suite shower room.

**En-suite Shower Room**  
 Shower cubicle, wash basin, WC, tiled splashback, towel radiator, extractor fan, obscure glass double glazed window to side aspect.

**Bedroom Two**  
**10'4" (3.15m) x 12'0" (3.66m)**  
 UPVC double glazed window to front aspect, radiator.

**Bedroom Three**  
**7'3" (2.21m) x 9'8" (2.95m)**  
 UPVC double glazed window to rear aspect, radiator.

**Bathroom**  
 Modern bathroom suite comprising 'P' shaped bath mixer shower over and shower screen, wash basin and WC both set within fitted cabinet, towel radiator, fully tiled walls, tiles to floor, extractor fan, obscure glass UPVC double glazed window to side aspect.

**Garage**  
 Main up and over door to front aspect, entrance door opening to rear garden, window to rear aspect.

**Outside Front**  
 The front garden is laid to lawn, shrubs and plants to borders, driveway providing off road parking laid to shingle, outside light, gated access to rear garden, hedge to perimeter.

**Rear Garden**  
 Enclosed rear garden laid to lawn, paved patio seating area, further seating area laid to coloured granite chippings, shrubs and plants to beds and borders, outside light, outside tap, wooden fence to perimeter, gated access to front.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Superb Detached Bungalow
- Three Bedrooms
- Well Presented Throughout
- Lounge/ Dining Room
- Conservatory
- Modern Kitchen
- Bathroom & En-suite
- Utility Room
- Garage + Parking
- Gas Central Heating + UPVC Double Glazing

Situated in the popular, well serviced village of Watlington Longsons are delighted to bring to the market this superb three bedroom detached bungalow. The property offers feature split lounge/dining room with wood burning stove, conservatory, modern kitchen, bathroom and en-suite.

Viewing is highly recommended.

Briefly the property offers entrance hall, lounge/dining room, conservatory, kitchen, utility room, three bedroom, en-suite shower room, bathroom, garage, parking, gardens, gas central heating and UPVC double glazing.

**WATLINGTON**  
 Watlington is a small village situated approximately 8 miles south of King's Lynn and close to the market town of Downham Market. The village has a mainline rail link to King's Lynn, Cambridge and London King's Cross with many local amenities including a doctors surgery with pharmacy, primary school, post office, village store, social club, public house with restaurant, fish and chip shop and the Church of St Peter and St Paul. King's Lynn is

steeped in maritime history, with its fishing port still widely used today. From the much filmed old medieval centre around St Margaret's Church to the newly redeveloped and pedestrianised Vancouver Shopping Centre. The town has an excellent variety of shops, supermarkets, places to eat, ten pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library.

**Entrance Hall**  
 UPVC double glazed entrance door to front aspect, built in storage cupboard also housing hot water cylinder, built in cloaks cupboard, loft access.

**Lounge/ Dining Room**  
**25'6" (7.77m) Max x 19'10" (6.05m) Max**  
 Sliding patio doors opening to conservatory, UPVC double glazed windows to front and side aspect, dividing central wall with fireplace with inset wood burning stove, three radiators.

**Conservatory**  
**15'3" (4.65m) x 5'8" (1.73m)**  
 Insulated solid roof, UPVC double glazed windows to rear and side aspects, entrance door opening to side aspect, radiator providing all year round usage, electric light and power.

**Kitchen**  
**10'7" (3.23m) x 12'10" (3.91m)**  
 Fitted kitchen units to wall and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, small breakfast bar, integral Bosch electric double oven, integral Bosch induction hob with extractor hood over, integral dishwasher, space for tall upright fridge/freezer, tiled splashback, tiles to floor, UPVC double glazed window to rear aspect.

**Utility Room**  
**5'0" (1.52m) x 6'8" (2.03m)**  
 Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, built in storage cupboard, tiled splashback, UPVC double glazed door to rear aspect, UPVC double glazed window to rear aspect.

