

**LANDLES**



**8 Pingles Road | North Wootton | King's Lynn**



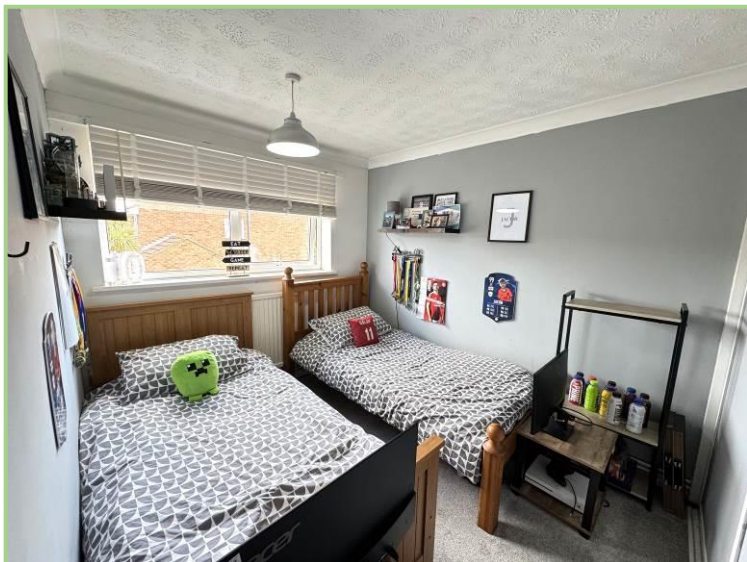
**The semi-detached 3 bedroom house most conveniently positioned within the centre of North Wootton, close to local shops, primary school and other amenities.**

*Considered ideal for families and first time buyers alike.*

**NO ONWARD CHAIN**

**Purchase Price £235,000**

Folio: P/274ts



- Entrance Porch
- Living Room
- Breakfast Kitchen
- Stairs to First Floor Landing
- 3 Bedrooms



- Bathroom
- Front & Rear Gardens
- Driveway & Garage
- Gas Fired Rad CH
- No Onward Chain

Located in the centre of North Wootton, 8 Pingles Road is a 3 bedroom semi-detached house situated on a small, modern estate of similar style properties. Being in the village centre, the property is within a short walking distance of local amenities including primary school, convenience store, pharmacy, salon, vets, doctors surgery and village hall with frequent bus services running into King's Lynn. There is double glazing throughout, gas fired radiator central heating served by a combi boiler and a useful garage. Externally there is an East facing garden to the rear, low maintenance being mostly laid to lawn with parking at the front afforded by a brickweave driveway. Situated around 4 miles to the North of King's Lynn, North & South Wootton are sought after residential locations. Being on the outskirts of town, the area village affords delightful walking opportunities in Wootton Park, through Wootton woods and to the neighbouring conservation village of Castle Rising with castle dating back to the 12<sup>th</sup> century. There are sporting and leisure facilities only a short drive away which include King's Lynn Golf Club, West Norfolk Rugby Club and the Lynnsport facility to name a few along with watersport opportunities on the Norfolk coast. Further amenities are available in King's Lynn with a variety of retailers both on the high street and on the Hardwick Retail Park, located just to the South of town. Transport links into the area are good with mainline railway to London Kings Cross via the cities of Ely & Cambridge, A47 trunk road to Norwich & Peterborough and A149 leading around the West & North Norfolk coastline via Royal Sandringham.

#### Entrance Porch

7' 5" x 2' 5" (2.26m x 0.74m)

With UPVC & glazed front entrance door, wood effect flooring and door to;

#### Living Room

14' 11" x 13' 10" (4.55m x 4.22m)

With television aerial point, 2 radiators with thermostats, points for wall lights, room thermostat for CH and stairs to First Floor Landing.

#### Breakfast Kitchen

14' 10" x 11' 3" (4.52m x 3.43m)

With fitted wall & base units, wood effect worktops, 1½ bowl sink with drainer & monobloc tap, electric oven, gas 4 ring hob with extractor above, integrated undercounter fridge, point & space for a washing machine, point & space for a slimline dishwasher, tiled surrounds, tiled & wood effect flooring, wall mounted gas combi boiler, radiator with thermostat and UPVC & glazed door to rear garden.

#### Stairs to First Floor Landing

With hatch to roof space.

#### Bedroom 1

12' 4" x 8' 1" (3.76m x 2.46m) (max)

With fitted wardrobes and radiator with thermostat.

#### Bedroom 2

11' 3" x 8' 1" (3.43m x 2.46m) (max)

With fitted wardrobes and radiator with thermostat.

#### Bedroom 3

7' 9" x 6' 5" (2.36m x 1.96m)

Radiator with thermostat.

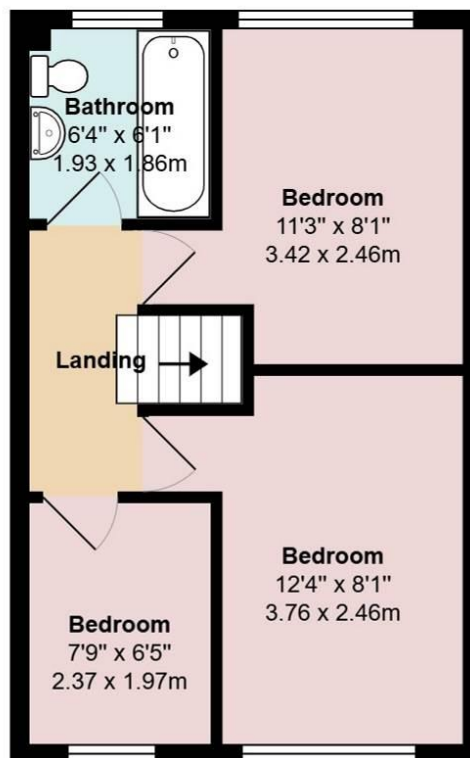
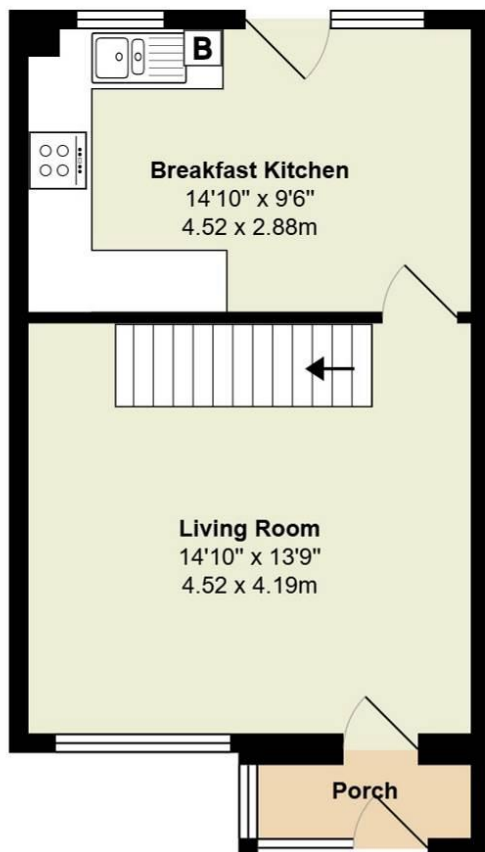
#### Bathroom

6' 4" x 6' 2" (1.93m x 1.88m)

With low level WC, pedestal hand basin with mixer tap, panelled bath with thermostatic shower over & glazed screen, towel radiator, tiled floor, tiled walls and extractor.

#### Outside

To the front of the property there is a low maintenance garden area laid to gravel with paved pathway leading to the front door. At the side there is a brickweave driveway affording off street parking and access to the **Garage 16' 4" x 8' 2" (4.98m x 2.49m)** with up & over door, personnel door and power connected. A gate leads to the rear garden which faces East and is mostly laid to lawn with decked area and paving around the edge of the house.



## 8 Pingles Road, North Wootton, King's Lynn, Norfolk PE30 3RW

Total Area Approx: 723 ft<sup>2</sup> ... 67.2 m<sup>2</sup>

Illustration for identification purposes only. All Measurements are approximate and not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** All mains services are understood to be available. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "B" with a current annual charge of £1,795.35, 2025/2026.

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES.** Please read the IMPORTANT NOTES included on these Particulars.



**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

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