



### **The Grove, Necton, Swaffham, PE37 8HT**

Substantial five bedroom executive style house with double garage situated within an exclusive development in the well serviced sought after village of Necton. This spacious property boasts three reception rooms, en suite bathroom, utility room, gardens and parking for several vehicles.

**Price £1,485 pcm To Let**







Situated on an exclusive development in the sought after well serviced village of Necton, Longsons are delighted to bring to the market this spacious five bedroom executive style detached house. This substantial property boasts double garage, en suite bathroom, three reception rooms, utility room, parking for several vehicles, gardens and UPVC double glazing.

Available immediately.

Restrictions - No Smokers.

Briefly, the property offers entrance hall, lounge, dining room, study, kitchen, utility room, cloakroom with WC, five bedrooms, en suite bathroom to bedroom one, bathroom, double garage, gardens, parking for several vehicles, oil central heating and UPVC double glazing.

Members of The Property Ombudsman (D8980) & NFoPP Client Money protection Scheme (C0125843)

#### Entrance Hall

Entrance door to front, full height windows either side, built in storage cupboard, stairs to first floor.

#### Lounge

**20'0" (6.1m) x 11'9" (3.58m)**

Patio doors opening to rear garden, UPVC double glazed window to front, two radiators.

#### Dining Room

**13'8" (4.17m) x 10'9" (3.28m)**

UPVC double glazed window to front, radiator.

#### Kitchen

**13'10" (4.22m) x 8'10" (2.69m)**

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space for electric oven with extractor hood over, space for tall upright fridge/freezer, space and plumbing for dishwasher, breakfast bar, tiled splashback, UPVC double glazed window to rear, radiator.

#### Utility Room

**8'10" (2.69m) x 7'5" (2.26m)**

Fitted kitchen units to floor, work surface over, stainless steel sink unit with drainer, space and plumbing for washing machine, tiled splashback, UPVC double glazed window to rear, entrance door to side.

#### Study

**8'10" (2.69m) x 7'7" (2.31m)**

UPVC double glazed window to rear, radiator.

#### Cloakroom

Wash basin, WC, obscure glass UPVC double glazed window to rear, tiled splashback, radiator.

#### Stairs and Landing

Built in cupboard housing hot water cylinder, radiator.

#### Bedroom One

**20'1" (6.12m) x 11'10" (3.61m)**

Double aspect glazing with UPVC double glazed windows to front and rear, two radiators, door to en suite bathroom.

#### En Suite Bathroom

Corner bath with shower over, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to rear, radiator.

#### Bedroom Two

**13'8" (4.17m) x 8'11" (2.72m)**

#### Max

UPVC double glazed window to front, radiator.

#### Bedroom Three

**13'1" (3.99m) x 7'2" (2.18m)**

UPVC double glazed window to front, radiator.

#### Bedroom Four

**12'7" (3.84m) x 7'5" (2.26m)**

UPVC double glazed window to rear, radiator.

#### Bedroom Five

**11'8" (3.56m) x 8'11" (2.72m)**

UPVC double glazed window to rear, radiator.

#### Bathroom

Bath, wash basin, WC, obscure glass UPVC double glazed window to rear, tiled splashback, loft access, radiator.

#### Double Garage

Spacious double garage with room to park two cars, two up and over main doors to front, window to side, electric light and power.

#### Outside Front

Front garden laid to lawn, driveway laid to shingle with ample parking for several vehicles, shrubs and plants to beds and borders, wooden fence and hedge to perimeter, gated access to rear garden.

#### Rear Garden

Rear garden laid to lawn, paved patio seating area, shrubs and plants to beds and borders, hedge to perimeter, gated access to front.

All photographs are provided for guidance only.

- Substantial Property
- Five Bedrooms
- Three Bedrooms
- Double Garage
- En-suite Bathroom
- Gardens

