

Five Oakes, Pentney Lakes, Common Road, Pentney, King's Lynn PE32 1LE



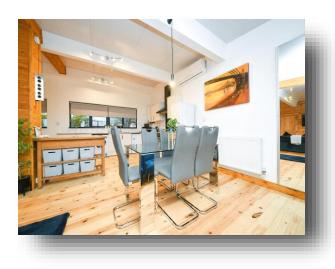
### welcome to

## Five Oakes, Pentney Lakes, Common Road, Pentney, King's Lynn

Superbly presented two bedroom detached property set in Pentney Lakes. This would make an ideal holiday let, second home or investment opportunity.













#### Accommodation

Solid oak entrance door to:

#### **Open Plan Kitchen/ Living Room**

31' 6" x 20' 11" (9.60m x 6.38m) Range of base and wall units, roll edge worktop surface over, inset 1 1/2 bowl stainless steel sink with mixer tap over, built in electric oven, electric hob, extractor over, space for washing machine, dishwasher and fridge freezer, central multi fuel burner, two radiators, one upright radiator, full width sliding double glazed doors, timber flooring, air conditioning unit, further double glazed windows, door to:

#### **Bedroom One**

13' 11" x 10' 2" ( $4.24m\ x\ 3.10m$ ) Two double glazed windows, radiator, timber flooring, door to:

#### En Suite

10' 3" x 4' 7" ( 3.12m x 1.40m ) Walk in shower, low level WC, hand wash basin, heated towel rail, wood effect laminate flooring, double glazed window.

#### **Bedroom Two**

13' 6" x 9' 10" ( 4.11m x 3.00m ) Two double glazed windows, radiator, timber flooring, door to:

#### En Suite

9' 10" x 4' 10" ( 3.00m x 1.47m ) Walk in shower, low level WC. hand wash basin, wood effect laminate flooring, double glazed window, heated towel rail.

#### Outside

To the front of the property is an extensive shingle driveway with steps leading up to the property. The rear garden is laid to shingle and decking and is enclosed by timber fencing.





#### welcome to

# Five Oakes, Pentney Lakes, Common Road, Pentney, King's Lynn

- **Detached Property**
- Open Plan Kitchen/ Living Room
- Two Bedrooms
- Two En Suites
- Ideal Second Home or Holiday Let

#### Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £175,000





#### view this property online williamhbrown.co.uk/Property/KLN116024



Property Ref: KLN116024 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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