

Cruso & Wilkin

TO LET

**The Old Bakehouse, Narborough Road,
Pentney, King's Lynn**



Three Bedroom Detached Cottage

Fully Refurbished

£1,350 pcm

Lynn List: 01553 691691
ll@crusowilkin.co.uk

The Estate Office, Church Farm, Hillington,
King's Lynn, Norfolk PE31 6DH

Description:

This delightful detached cottage has been fully refurbished and offers: Kitchen/Breakfast Room, Lounge, Dining Room, Cloakroom, Three Bedrooms, Dressing Room/Bedroom Four and family Bathroom
Oil central heating and double glazing.

Location:

The property is located in the village of Pentney which is located off the A47. The village gives ease of access to King's Lynn and Norwich.

Postcode: PE32 1JH

Directions:

From King's Lynn head onto the A47 signposted Swaffham/Norwich. After approximately 7 miles turn right onto Pentney Lane, travel through to Narborough Road where the property can be found approximately .half a mile on your right hand side.

The Accommodation:

Door to side leading to:

Kitchen: 3.66m x 3.66m

Fitted with wall and base kitchen units, worktop, single drainer with mixer tap over. Ceramic tiled flooring, radiator, recess for electric cooker. Double glazed windows to rear and side aspect, fitted with original window shutters on side window, understairs storage cupboard. Door to side leading to stairs to first floor.

Rear Lobby: 1.94m x 1.65m

Door to:

Cloakroom:

Fitted with a W.C, wash hand basin, radiator.

Dining Room: 3.62m x 3.56m

Original feature fireplace with cupboards on both sides, two radiators, double glazed window to front with original window shutters, radiator.

Lounge: 6.67m x 3.03m

Double glazed window to side aspect, two radiators.

Stairs to First Floor:

Door to front.

Bedroom One: 4.4m max x 4.14m

Double glazed window to front, radiator.

Bedroom Two: 4.67m (max) x 3.58m

Cupboard housing hot water cylinder, radiator, window to front.

Bedroom Three: 4.45m x 3.09m

Double glazed window to side, radiator.

Bedroom Four/Dressing Room: 2.11m 1.82m

Access to loft.

Bathroom: 3.11m 2.56m

Fitted suite comprising of a side panel bath, W.C, wash hand basin, radiator, window to side.

Outside:

Gated access to gravel drive at front of property giving parking for two vehicles, paved patio area, outside lighting, oil tank.

Outbuilding: 5.09m x 3.63m

Housing oil central heating boiler and having the benefit of water and electricity.

Tenure :

The property is freehold.

Viewing:

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, telephone: 01553 691691. All viewings to be conducted during daylight hours only.

Local Authority:

Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn. PE30 1EX
Telephone: 01553 616200

Council Tax Band: D

Particulars prepared : February 2024

Photos taken: February 2024





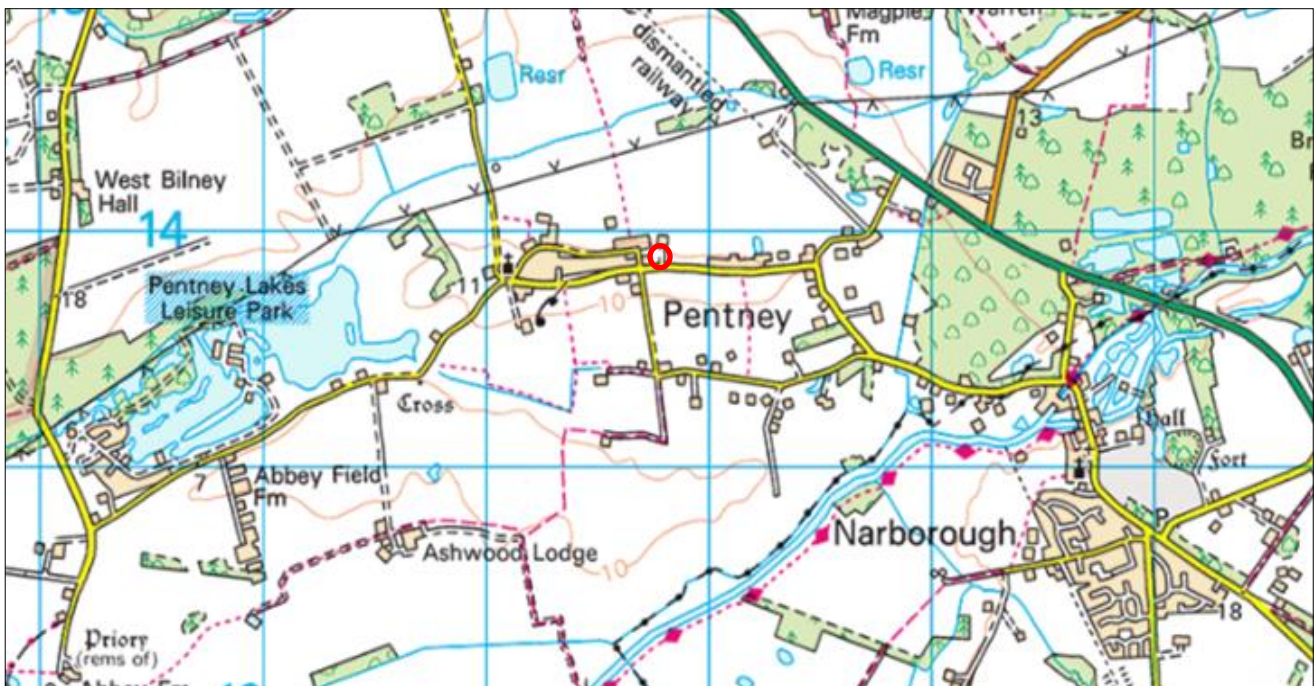
Deposit:

A deposit of £1,550.00 (One Thousand Five Hundred and Fifty Pounds) will be required prior to the commencement of the tenancy. The deposit is held by the Agents as stakeholders who are members of the Tenancy Deposit Scheme in compliance with current legislation. Please note the following applies to the deposit held at the end of the tenancy:

1. Return of the deposit will be by cheque or direct payment to the bank only.
2. If the tenancy is held in joint names we shall require joint instructions on how to return the deposit.
3. In the event of a dispute at the end of the tenancy the deposit will be held pending agreement between Landlord/Tenant as to the amount of any dilapidations payable. This will be transferred to the Tenancy Deposit Scheme in the event of non agreement.

The Energy Performance Rating is Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Important Notices:

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective purchasers are advised to check measurements for any particular purpose e.g. Fitted carpets and furniture. No assumptions should be made with regard to photographs, e.g. that any contents shown are included. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin, their joint Agents or the Vendors or Lessors.