

# Cruso & Wilkin

**TO LET**

**Two Bedroom Detached Lodge**



**Rural Location**

**Wormegay Road, Blackborough End**

**£650 PCM**

**(Subject to Contract)**

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

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

### Description:

This delightful lodge offers a lounge, kitchen, two bedrooms parking for numerous vehicles. The property is set in a rural location. The property grounds has a central lake to which as a Tenant you will have access for fishing.

### Directions:

From the main Hardwick Roundabout at King's Lynn head East onto the A47 Constitution Hill, follow the A47 for approximately 4.7 miles turning right into School Road, follow road for approximately 1.5 miles and just before the bridge on the left you will see a small bridge with gated access to Nar Valley. The Lodge is located 1.5 miles across country. Any appointment will be met at the gate or layby.

**Postcode:** PE32 1SG

**What3words:**///shipped.listen.extra

### The Accommodation offers:

Front door leading into entrance porch, steps to main hallway.

### Kitchen: 2.32m x 2.98m

The Kitchen is fitted with wall and base units, space and plumbing for washing machine, space for electric cooker, windows to front and rear. Opening from Kitchen to:

### Lounge: 3.43m x 2.92m

Front and side facing window, T.V point, electric panel heater, electric fire, patio doors leading to decking area with views over the lake.

### Bedroom One: 2.40m x 2.36m

Front facing window, mirror fronted wardrobes, electric panel heater.

### Bedroom Two: 2.40m x 2.01m

Rear facing window, fitted wardrobe, electric panel heater.

### Bathroom:

Fitted with a suite comprising of side panel bath with mixer tap shower over, wash-hand basin, W.C., towel radiator, obscure rear facing window.

### Outside:

To the front of the property is a drive leading to ample parking, and providing access to the property. The front of the property is bordered with mature trees.

Raised decking area to the rear of the property giving far reaching views over the lake.

### Agents Note:

Fishing in the lake is included with the Tenancy. No dogs allowed at the property.

Over 55's only

The property is located in a rural location and accessed via electric gate and off road track to the site

### Deposit

Required deposit of £700.00 (Seven Hundred Pounds)

### Viewing:

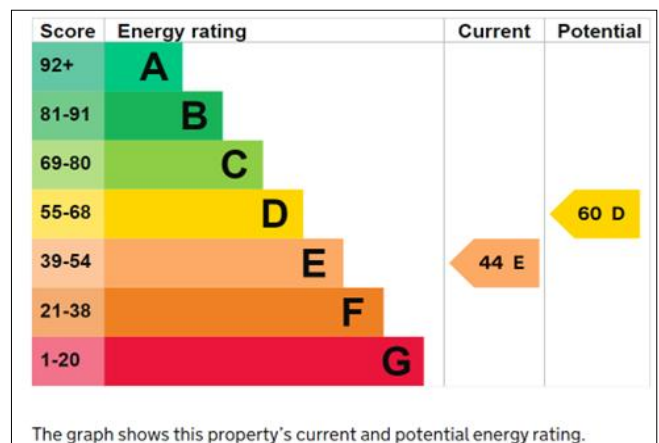
Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, tel: 01553 691691. All viewings to be conducted during daylight hours only.

### Local Authority:

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

### Energy Performance Certificate

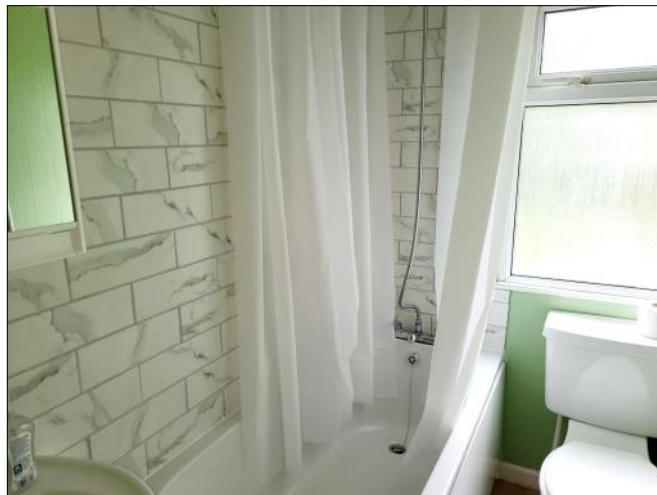
The Energy Performance Rating (EPC) for the property is an E



Photographs taken: June 2024

Particulars Prepared: June 2024



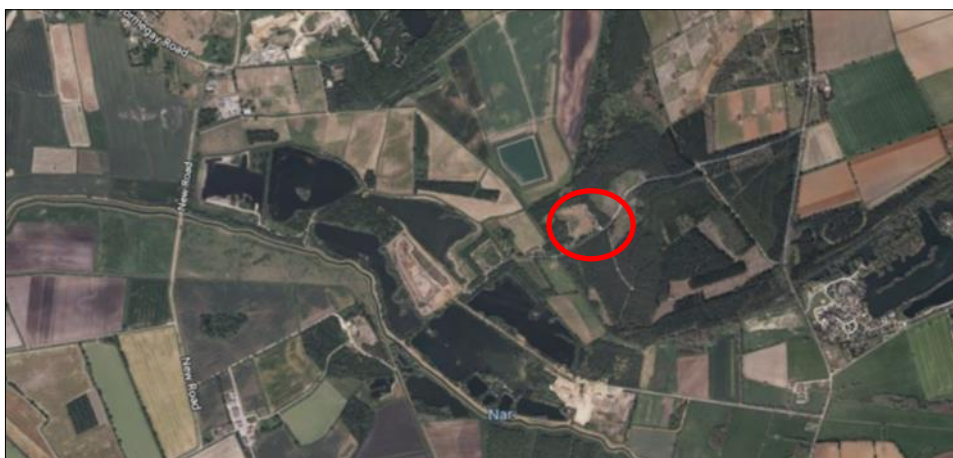
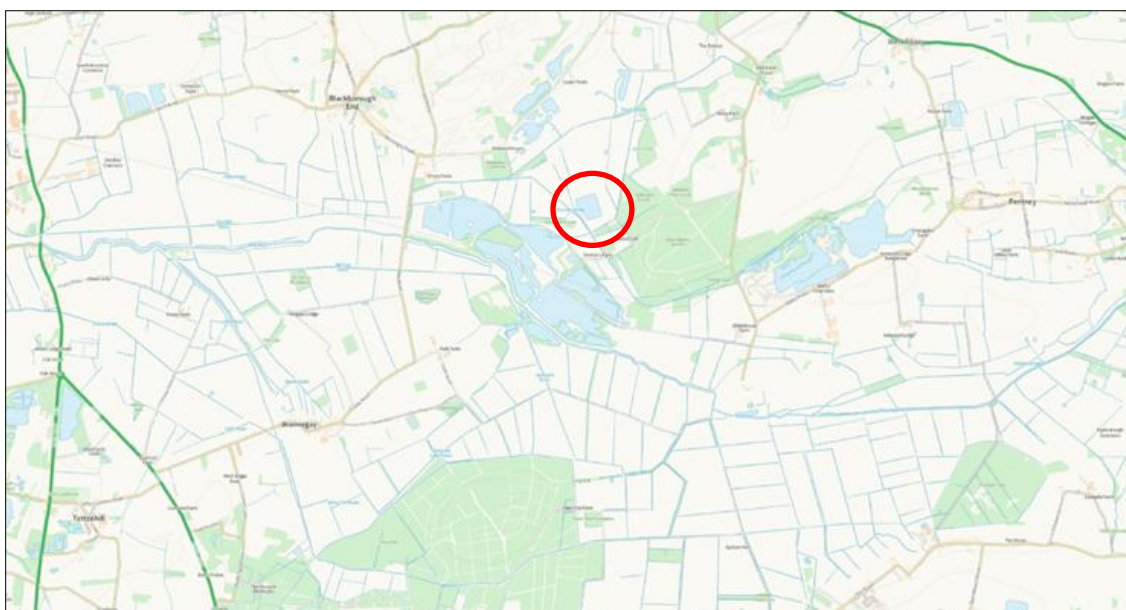




### Deposit:

A deposit of £700.00 (Seven Hundred 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.



### 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 tenants 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 in the sale. 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.