

Cruso & Wilkin

TO LET

Crabbs Abbey Cottages

Stow Road, Stowbridge, Kings Lynn



Two Bedroom Semi Detached Cottage

£850 per calendar month

(Subject to Contract)

Description:

A recently refurbished spacious two bedroom semi detached cottage situated in a rural location with far reaching views.

The property benefits from a fitted Kitchen Breakfast room plus separate utility room, cloakroom and living room to the ground floor and two double bedrooms and spacious bathroom with bath and shower cubicle to the first floor. Oil fired central heating, gravel driveway and gardens to front, side and rear.

Postcode: PE34 3PF

What3Words: //grounding.files.feuds

Directions:

From the Hardwick roundabout take the A47 towards Wisbech, take the first exit towards Saddlebow, at the roundabout take the first exit onto High Road. At the next roundabout take the 2nd exit to stay on High Road which then becomes Lynn Road, follow the road to Wiggshall St Germans crossing the river, then bear sharp left onto Fritton Road. Continue onto Lynn Road then Stow Road, follow road for approx. 3.5 miles and Crabbs Abbey Cottages can be seen on the right as a pair of white semi-detached houses, approachable by a farm track.

The Accommodation:**Entrance door**

Utility Room: max 2.40m - min 1.61m x 2.9m

Fitted with a range of wall and base level units, with worktop over with space and plumbing for appliance underneath, tiled flooring, radiator, double glazed window, door to kitchen and cloakroom.

Cloakroom

Fitted with a wash hand basin, double glazed window to side, radiator and W.C.

Kitchen Breakfast / Diner: 3.81m x 3.74m

Fitted with a range of wall and base level units with worktop, extractor hood and space for electric cooker, single sink drainer, mixer tap, spotlights, ceramic tiled flooring, radiator, double glazed window to side.

Understairs storage cupboard housing central heating boiler. Door to living room.

Living Room: 5.65m x 3.59m

Feature brick fireplace with wooden mantle, tv point, radiators, dual aspect double glazed windows to front, allowing lots of natural light and field views, double glazed window to side.

First Floor landing:

Bedroom 1: 3.79m x 3.07m

Radiator, double glazed window to rear.

Bedroom 2: 3.56m x 3.0m

Original feature fireplace.

Radiator, double glazed window to front with far reaching views.

Bathroom: 3.73 x max 2.58 - min 1.47m

Comprises of side panel bath, wash hand basin, fully enclosed shower cubicle, W.C, extractor fan, radiator, double glazed window to side.

Garden:

The front drive has recently been gravelled with an area laid to lawn.

The back garden is currently being landscaped and has a brick shed. There is a further garden area to the side.

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 Kings Lynn & West Norfolk
Kings Court, Chapel Street, Kings Lynn,
PE30 1EX

Telephone: 01553 619200

Services:

Mains electricity & water, waste septic tank, oil-fired heating.

Please Note:

The property is offered for rent unfurnished.

Particulars prepared: April 2025

Photographs taken: April 2025





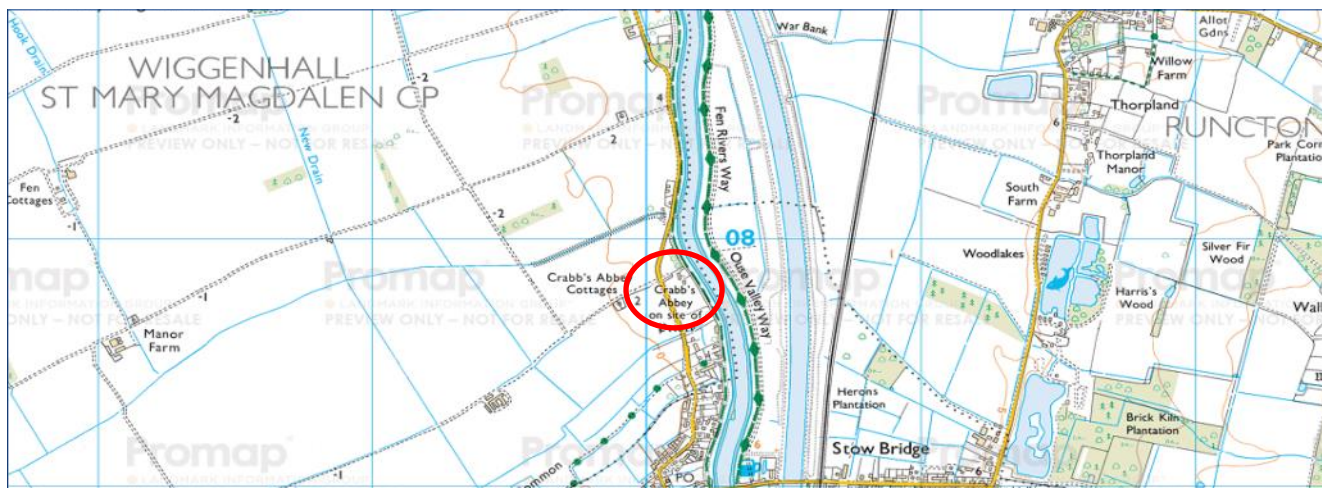
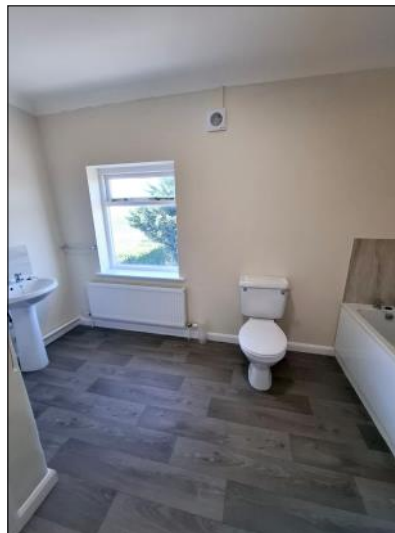
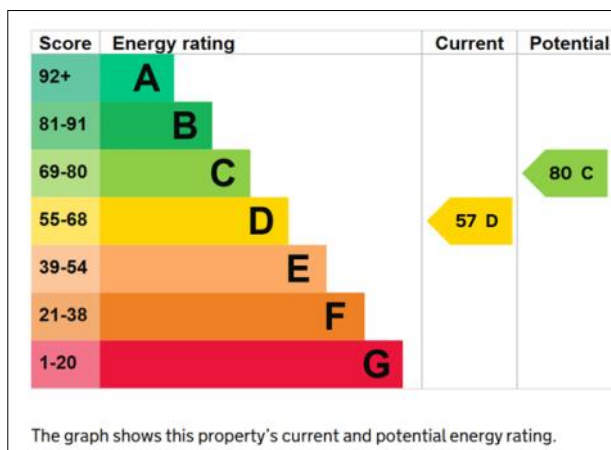
DEPOSIT:

The deposit of £980 (Nine Hundred & eighty 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 Tenancy.

1. Return of the deposit will be by direct payment to the bank only.
2. If the Tenancy is 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.

Energy Performance Certificate:

The Energy rating for this property is a .D



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.