

Keepers Cottage, Queen Elizabeth Way, Bawsey, PE32 1EZ



Keepers Cottage

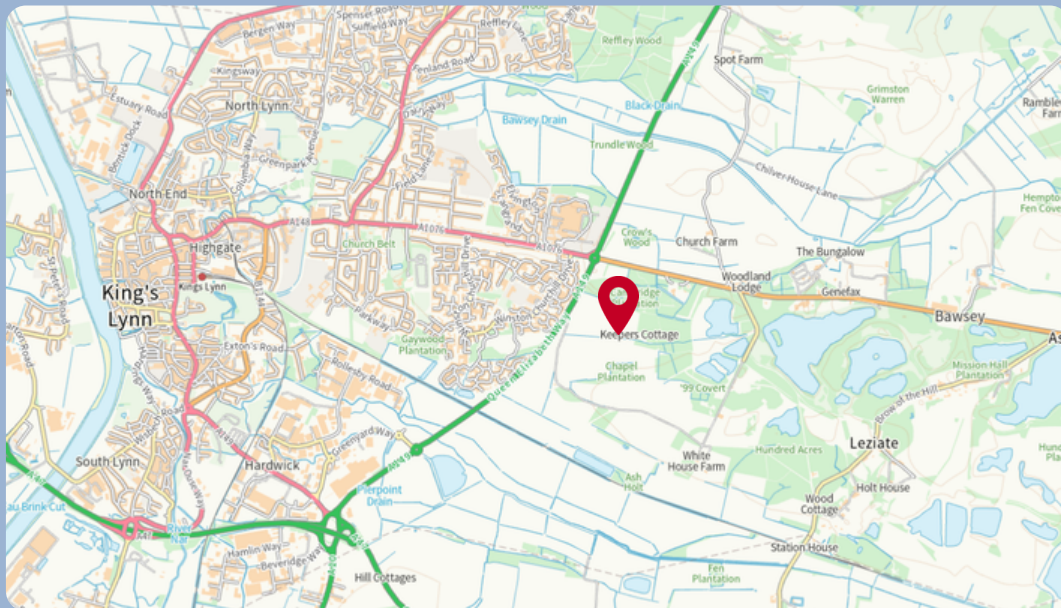
Queen Elizabeth Way
King's Lynn, PE31 1EZ

TO LET £1,775.00 pcm



Location

Keepers Cottage is situated 2 miles east of the bustling market town of King's Lynn, offering a variety of shopping, culture and leisure amenities, with excellent rail connections to London Kings Cross, Ely and Cambridge. Located 40 miles to the east is the historic city of Norwich, with a diverse range of shopping, dining and entertainment facilities. The picturesque village of Burnham Market with excellent shopping and dining experiences, lies 20 miles to the North.



² Keepers Cottage, Mintlyn Farm, King's Lynn, PE32 1EZ



Situation and Directions

Keepers Cottage is identified on the location plan, to the east of King's Lynn. From the Queen Elizabeth roundabout take the A149 south onto Queen Elizabeth Way. After approximately 0.4 miles take the left signposted to Mintlyn Farm.



 Nearest Postcode
PE31 1EZ



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Cruso & Wilkin

Description

A very uniquely located property, hidden away surrounded by farmland, set on the edge of woodland. Keepers Cottage is a very private three-bedroom detached property. Access is via a farm track just minutes from King's Lynn.

The property itself is modern and bright, with generous size rooms, fully double-glazed, with air-source central heating and a wood burner. There is underfloor heating to the ground floor with radiators to the first floor. This well-proportioned family home briefly comprises of an entrance hall, living room, snug/office, kitchen/diner, utility and W.C all to the ground floor. To the first floor, the master suite with en-suite and dressing room, two further double bedrooms and a family bathroom.

Finished to a very high standard complete with solid wood internal doors. The property also has the benefit of an integral garage with an electric remote-controlled door.

Externally, the property has a large gravel drive to the front for ample parking and an enclosed rear garden backing onto woodland.

The property is offered unfurnished and will be available from the 1st October 26.

Pets are considered, and there is a gated dog kennel.

The property also benefits from a B EPC Rating.



Accommodation Details

Ground Floor:

Entrance Hall

Entrance door under oak porch canopy with pan-tiled roof. Tiled flooring, inset ceiling spotlights, smoke alarm, and stairs to first floor.

Doors to living room, snug/office and kitchen/diner.

Living Room (6.31m x 3.93m 20'8" x 12'11")

Windows to the front, rear and two to the side aspect. TV and BT Points, inset ceiling lights. Woodburner set in fireplace with tiled hearth, brick backing and inset wooden mantle.

Snug /Office(alternative Ding room) (3.65m x 1.96m 12' x 6'5")

Window to the front aspect. Inset spotlights.

Kitchen / Dining Room (6.26m x 4.25m 20'7" x 13'11")

Patio doors leading to the rear garden with window to either side. Window to the rear aspect. Tiled flooring, range of matching wall and base units with wood-effect worktop and matching upstand. Integrated electric oven with four-ring hob.

Inset stainless steel sink and drainer unit with hot and cold mixer tap over. Space and plumbing for dishwasher, space for fridge freezer, space for dining table and chairs. Heating control, TV Point and inset spotlights.

Doors to utility room.

Utility Room (3.51m x 2.61m 11'6" x 8'7")

Door and two windows to the rear aspect. Tiled flooring, range of matching base units with wood-effect worktop and matching upstands. Inset stainless steel sink and drainer unit with hot and cold mixer tap over. Space and plumbing for washing machine. Heating control, inset ceiling lights, extractor fan, internal door to garage.

W.C

Obscured window to the front aspect. Tiled flooring, W.C., pedestal hand wash basin with hot and cold taps and tiled splashback.

Boiler Room

Hot water tank and heating controls.

Garage (5.38m x 3.34m 17'8" x 10'11")

Electric remote-controlled door, lighting, power points and racking.

First Floor:

Stairs & Landing

Window to the rear aspect, double storage cupboard, access to loft, smoke alarm, heating control, radiator and doors to;

Master Bedroom (4.04m x 3.93m 13'3" x 12'11")

Window to the rear aspect, radiator and TV point. Dressing room with shelving and hanging rail. Door to;

En-Suite Shower Room

Window to the front aspect. Tiled flooring and part tiled walls. Heated towel rail and inset ceiling lights. W.C., pedestal hand wash basin with hot and cold mixer tap over. Corner shower unit with thermostatic shower and curved glass screen.

Bedroom Two (3.89m x 3.22m 12'9" x 10'7")

Window to the front aspect, TV Point and radiator.

Bedroom Three (3.85m x 2.99m 12'82 x 9'10")

Window to the rear aspect and radiator.

Family Bathroom (2.39m x 2.17m 7'10" x 7'2")

Window to the front aspect, tiled flooring and part tiled walls. Ceiling spotlights and heated towel rail. Three-piece white bathroom suite comprising: W.C, pedestal hand wash basin with hot and cold mixer tap over. Bath with hot and cold mixer tap with shower attachment and glass shower screen.

OUTSIDE

Approached via a private Farm track, gravel parking area to front and an enclosed garden to rear laid to lawn, backing onto woodland.



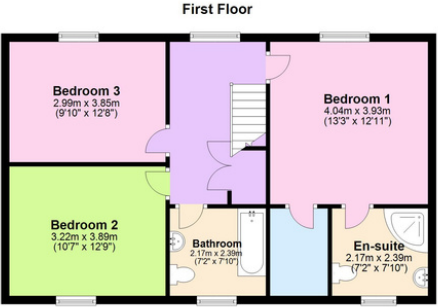
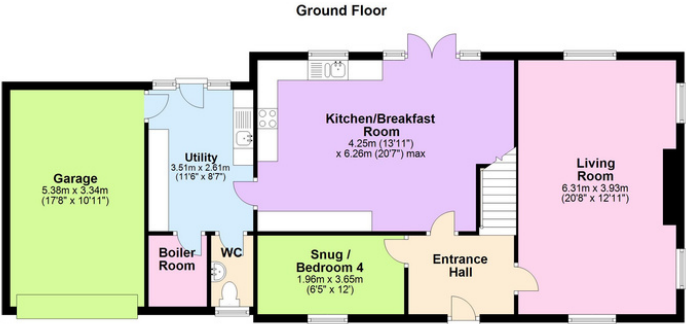












Services

The property benefits from mains electricity, mains water, which is an additional charge invoiced to the tenant by the landlord, Air Source Heat pump and private drainage.

Deposit

A deposit of £2,048 will be payable prior to the commencement of the Tenancy. The deposit is held by the Agent 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 held 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.

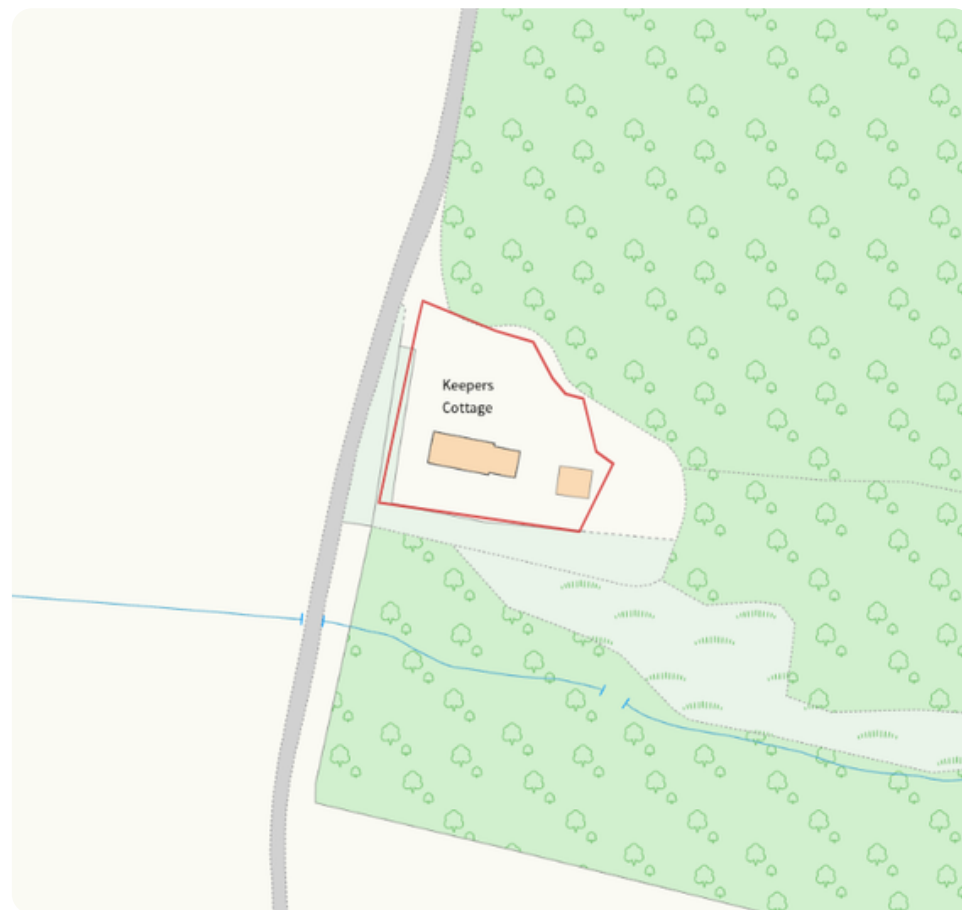
Viewing and Health & Safety

Viewing is **strictly by prior appointment** only with the Landlord's Agent, Cruso & Wilkin and only during daylight hours. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

Please be aware this property is remote, and access is via a long working farm track

Measurements

All measurements and areas are approximate. While we endeavour to make our letting particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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

The Council Tax Band for this property is F.

Energy Performance Certificate

Keepers Cottage has an B EPC Rating.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

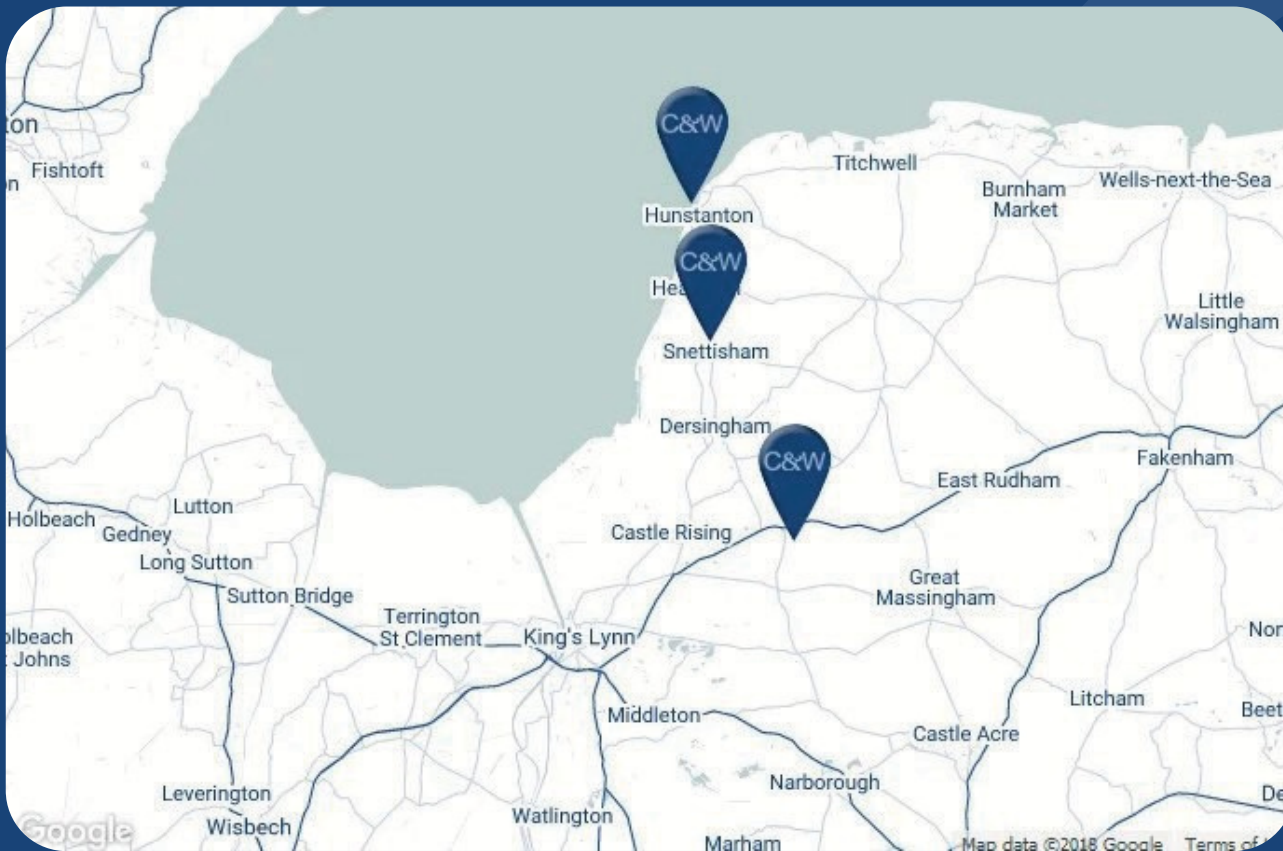
Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Tenants are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of let.

Important Notice

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, utilities, fixtures or fittings 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 parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. 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 or the Landlord.



Charlotte Tyndall

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