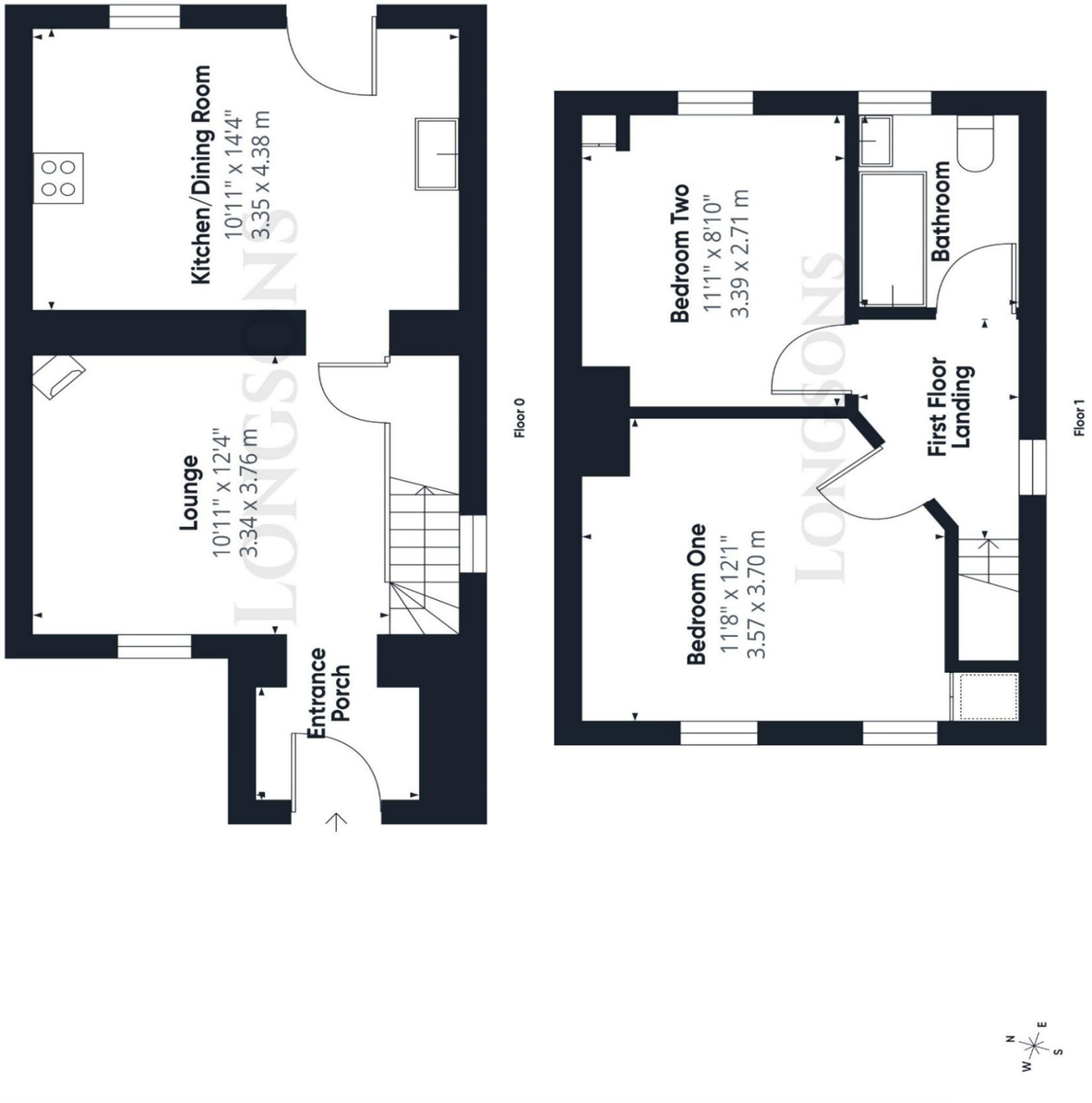


LONGSONS



Bailey Square, Pentney, Kings Lynn, PE32 1JQ

Immaculately presented, two bedroom cottage situated in the village of Pentney. The property offers a cosy living room, a beautifully finished kitchen, air conditioning unit in master bedroom, courtyard garden, LPG gas central heating and UPVC double glazing.

Price £260,000 Freehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
https://www.longsons.co.uk

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Situated in the sought after village of Pentney, Longsons are thrilled to welcome to the market this immaculately presented two bedroom cottage. The property has lots to offer, including a cosy living room, beautifully finished kitchen with integrated appliances, air conditioning unit in master bedroom, bathroom, courtyard garden, LPG gas central heating, underfloor heating to the groundfloor and UPVC double glazing throughout.

Briefly, the property offers, entrance porch, living room, kitchen, understairs cupboard, first floor landing, two bedrooms, bathroom, courtyard garden,underfloor heating to the groundfloor, gas central heating and UPVC double glazing.

PENTNEY
Swaffham 7 miles; King`s Lynn 11 miles.
Pentney is a historic and rural village located off the main A47 road, just 5 minutes from the larger village of Narborough with primary school, convenience store and Chinese restaurant, The Ship Inn. Just 7 miles away lies the market town of Swaffham with its variety of shops, restaurants and supermarkets including a Waitrose, with the larger town of Kings Lynn and a main line railway station just 11 miles away.

Entrance Porch
Composite entrance door to front, limestone tiles to floor.

Lounge
12'4" (3.76m) x 10'11" (3.33m)
Wood burning stove with tiled hearth and brick surround, understairs storage cupboard, wall mounted thermostat, UPVC double glazed window to front, stairs to first floor, limestone tiles to floor.

Kitchen/Dining Room
14'4" (4.37m) x 10'11" (3.33m)
fitted cabinets to wall and floor with wood effect laminate work surface over, integrated fridge/freezer, integrated double fan oven, integrated induction hob with extractor hood over, space for wine fridge, integrated washing machine, inset ceramic one bowl sink with mixer tap and drainer, wall mounted gas boiler set within fitted cabinet, UPVC double glazed window and door to rear, limestone tiles to floor.

First Floor Landing
Exposed timber beams, wall mounted thermostat, loft access, UPVC double glazed window to side, carpet to flooring.

Bedroom One
12'1" (3.68m) x 11'8" (3.56m)
Airing cupboard, decorative panelling to wall, exposed timber beams, wall mounted air conditioning unit, two UPVC double glazed windows to front, carpet to flooring, radiator.

Bedroom Two
11'1" (3.38m) x 8'10" (2.69m)
Small built in cupboard housing fuse board, exposed timber beams, UPVC double glazed window to rear, carpet to flooring, radiator.

Bathroom
Bathroom suite comprising bath with mixer tap and waterfall shower over with glass screen and tiled splashback, ceramic hand wash basin, WC, ceiling mounted extractor fan, obscured UPVC double glazed window to rear, tiles to floor, radiator.

Outside Front
Front of property laid to tiles, fencing to perimeter, walkway to rear garden, outside lighting.

Outside Rear
Courtyard style back garden laid to tiles, tiled walkway leading to front of property, wooden garden shed and wood store, outside lighting, outside tap.

Agent`s Note
EPC rating F35 (Full copy available on request).
Council tax band B (Own enquiries should be made via King`s Lynn and West Norfolk Borough Council).

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Immaculately presented
- Two Bedrooms
- Sought After Village Location
- Energy Efficiency Rating F35
- Courtyard Garden
- LPG Heating and UPVC Double Glazing







