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- ◆ Completely Renovated
- ◆ Spacious Accommodation
- ◆ Off Road Parking
- ◆ Garden
- ◆ Available Immediately



## The Piggeries

Wormegay Road, Blackborough End, King's Lynn, Norfolk, PE32 1SG

£750 pcm

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### **The Piggeries**

A fully renovated detached two bedroom cottage situated within the popular village of Blackborough End. The property has been completely renovated throughout and the accommodation comprises kitchen/dining room, sitting room with wood-burner, two double bedrooms and bathroom. Outside the property has a low maintenance lawned garden and off road parking. Available Immediately.

### **Blackborough End**

Blackborough End is a few miles east of King's Lynn, which has good schools, the Queen Elizabeth II Hospital, and many out-of-town shops as well as the newly redeveloped Vancouver Shopping Centre. King's Lynn has a direct link to London King's Cross (approx. 1 hr 50 mins). For the golfers, there is the challenging course of King's Lynn at Middleton and slightly further away are the links courses of Hunstanton and the Royal West Norfolk at Brancaster. Leziat Sailing Club is a short distance away with its restaurant and tennis facilities as well as perfect conditions for learning to sail.

### **Agent's Note**

Unfurnished.  
No pets.

### **Energy Efficiency Rating**

C. Ref:- 8885-7529-4289-4000-0996

To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number above.

### **Council Tax**

Band C.



### Outside

The property is approached via a five bar gate with a shingle parking area, low maintenance lawn with newly laid turf and a garden shed.



### Accommodation Comprises :-

#### Kitchen/Dining Room

22' 02" x 8' 03" (6.76m x 2.51m)

Double aspect with windows to side and two to front. Fitted kitchen to include base and wall units, integrated oven, hob and extractor. Space for washing machine and tumble dryer. Vinyl flooring, radiator, boiler cupboard and door into WC.

#### WC

Obscure glass window to side, low level WC, corner hand basin, heated towel radiator and wall mounted mirror.

#### Sitting Room

21' x 13' 03" (6.4m x 4.04m)

Two windows to rear, solid wood door leading to rear garden, fitted carpet, brick built fireplace housing wood-burner and wood store.





#### **Stairs & Landing**

Fitted carpet, doors to bedroom one, two and bathroom.

#### **Bedroom One**

11' 07" x 9' 05" (3.53m x 2.87m)

Wooden floor, window to rear and radiator.

#### **Bedroom Two**

10' 01" x 8' 01" (3.07m x 2.46m)

Wooden floor, window to rear and radiator.

#### **Bathroom**

Obscure glass window, wooden floor, low level WC, bath with shower attachment over, hand basin, heated towel radiator and cupboard housing hot water cylinder.

