



Pentney Lakes, Common Road, Pentney, King's Lynn, PE32 1LE



welcome to

Pentney Lakes, Common Road, Pentney, King's Lynn

William H Brown are delighted to offer to market this well presented, recently built, detached four bedroom lodge, located in the lovely setting of Pentney Lakes.



Lounge/Kitchen/Diner

Wall and base units, sink and mixer tap, integrated electric oven and hob, space and plumbing for dishwasher, space for freestanding fridge. Two patio doors to front, one patio door to rear, double glazed window to rear, radiator

Utility

10' 2" x 4' 7" (3.10m x 1.40m)

Wall and base units, space and plumbing for washing machine and tumble dryer, sink and mixer tap, double glazed window to rear

Bedroom One

11' 8" x 10' (3.56m x 3.05m)

Double glazed window to rear, radiator

En-Suite

Shower, low level WC, hand wash basin, radiator, tiled floor

Bedroom Two

11' 9" x 10' 1" (3.58m x 3.07m)

Double glazed window to front, radiator

En-Suite

Shower, low level WC, hand wash basin, radiator, tiled floor

Bedroom Three

10' 11" x 10' 1" (3.33m x 3.07m)

Double glazed patio doors to rear, radiator

En-Suite

Shower, low level WC, hand wash basin, radiator, window to side, tiled floor

Bedroom Four

13' 5" max x 10' (4.09m max x 3.05m)

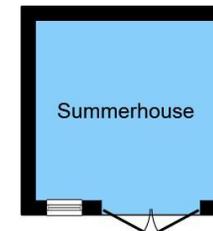
Double glazed window to front, radiator

En-Suite

Door to bedroom, door to hallway, bath, low level WC, hand wash basin, radiator, tiled floor



Floor Plan



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Pentney Lakes, Common Road, Pentney, King's Lynn

- Located Pentney Lakes
- Four bedrooms
- Four En-Suite Shower/Bathrooms
- Parking for Several Vehicles
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN119373 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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