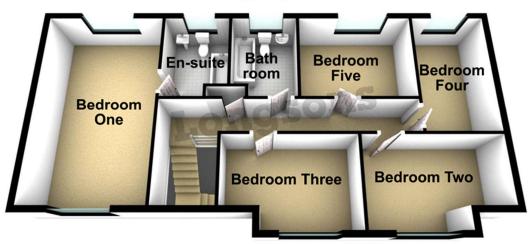


First Floor







# The Grove, Necton, Swaffham, PE37 8HT

Substantial five bedroom executive style house, with double garage situated within an exclusive development in the well serviced sought after village of Necton. This spacious property boasts three reception rooms, en suite bathroom, utility room, gardens and parking for several vehicles.

# Price £1,150 pcm To Let

EER D (59/74) EIR E (50/66)



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Situated on an exclusive development in the sought after well serviced village of Necton, Longsons are delighted to bring to the market this spacious five bedroom executive style detached house. This substantial property boasts double garage, en suite bathroom, three reception rooms, utility room, parking for several vehicles, gardens and UPVC double glazing.

Available 4<sup>th</sup> June or possibly sooner by arrangement.

Restrictions - No Smokers, Pets considered, No more than one dog

### NECTON

Swaffham approx 5 miles, Dereham approx 8.2 miles, Kings Lynn approx 20 miles, Norwich approx 25 miles. Necton is a popular well serviced Norfolk village with a good selection of amenities, including - village shop, post office, church, doctors surgery, butchers, hairdressers, local pub, social club, excellent primary school and activity park for the children.

The village is situated between Kings Lynn and Norwich, just a short drive away from the historic market town of Swaffham.

#### **Entrance Hall**

Entrance door to front, full height windows either side, built in storage cupboard, stairs to first floor.

### Lounge

## 20'0" (6.1m) x 11'9" (3.58m)

Patio doors opening to rear garden, UPVC double glazed window to front, multi-fuel burning stove set on tiled hearth, two radiators.

#### **Dining Room**

13'8" (4.17m) x 10'9" (3.28m) UPVC double glazed window to front, radiator.

#### Kitchen 13'10" (4.22m) x 8'10" (2.69m)

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space for electric oven with extractor hood over, space for tall upright fridge/freezer, space and plumbing for dishwasher, breakfast bar, tiled splashback, UPVC double glazed window to rear, radiator.

#### **Utility Room** 8'10" (2.69m) x 7'5" (2.26m)

Fitted kitchen units to floor, work surface over, stainless steel sink unit with drainer, tiled splashback, UPVC double glazed window to rear, entrance door to side.

#### Study

8'10" (2.69m) x 7'7" (2.31m) UPVC double glazed window to rear, radiator.

#### Cloakroom

Wash basin, WC, obscure glass UPVC double glazed window to rear, tiled splashback, radiator.

### **Stairs and Landing**

Built in cupboard housing hot water cylinder, radiator.

### **Bedroom One**

20'1" (6.12m) x 11'10" (3.61m) Double aspect glazing with UPVC double glazed windows to front and rear, two radiators, door to en suite bathroom.

#### En Suite Bathroom

Corner bath with shower over, wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to rear, radiator.

#### **Bedroom Two**

13'8" (4.17m) x 8'11" (2.72m) Max UPVC double glazed window to front, radiator.

**Bedroom Three** 13'1" (3.99m) x 7'2" (2.18m) UPVC double glazed window to front,

# radiator.

**Bedroom Four** 12'7" (3.84m) x 7'5" (2.26m) UPVC double glazed window to rear, radiator.

#### **Bedroom Five**

11'8" (3.56m) x 8'11" (2.72m) UPVC double glazed window to rear, radiator.

All photographs are provided for guidance only.

**Bathroom** 

Garage

light and power.

**Outside Front** 

rear garden.

**Rear Garden** 





Bath, wash basin, WC, obscure glass UPVC double glazed window to rear, tiled splashback, loft access, radiator.

Spacious double garage with room to park two cars, two sets of double doors to front, window to side, electric

Front garden laid to lawn, driveway laid to shingle with ample parking for several vehicles, shrubs and plants to beds and borders, wooden fence and hedge to perimeter, gated access to

Rear garden laid to lawn, paved patio seating area, shrubs and plants to beds and borders, hedge to perimeter, gated access to front.

- Substantial Property
- Five Bedrooms
- Three Bedrooms
- Double Garage
- En-suite Bathroom
- Gardens