



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

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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 4th 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.

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

Garage
Spacious double garage with room to park two cars, two sets of double doors to front, window to side, electric light and power.

Outside Front
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.

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

All photographs are provided for guidance only.

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

