



## Crisp Cottages, Pentney, Kings Lynn, PE32 1JF

A well presented mid terrace two bedroom cottage with double garage, situated in a rural location with open countryside views to the rear. The property offers parking, conservatory, large garden, oil central heating and double glazing. Available to rent immediately!

**Price £750 pcm To Let**





LONGSONS

Situated in a rural location on the outskirts of the village of Pentney, Longsons are delighted to bring to the rental market this well presented two bedroom mid terrace cottage. The property benefits from large gardens with countryside views to the rear, new carpets, new oven, double garage and parking, conservatory, oil central heating and double glazing.

Available to rent immediately!

Restrictions Apply: No Smokers, Pets considered at Landlords discretion.

Briefly, the property offers entrance hall, lounge, kitchen, conservatory, two bedrooms, shower room, double garage, large garden, parking, oil fired central heating and double glazing.

**PENTNEY**  
Swaffham 7 miles; King's Lynn 11 miles.

Pentney is a historic and rural village just 15 minutes from the larger village of Narborough with primary school. 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 Hall**  
UPVC double glazed entrance door to front aspect.

**Lounge**  
**18'10" (5.74m) x 16'0" (4.88m)**  
**Max**  
Feature fireplace with wood surround, UPVC double glazed window to front aspect, radiator.

**Kitchen**  
**15'10" (4.83m) x 9'7" (2.92m) Max**  
Fitted kitchen units to wall and floor, work surface over, composite one and half bowl sink unit with mixer tap and drainer, new integrated electric oven and electric hob with extractor hood over, floor mounted oil fired central heating boiler, tiled splashback, tiles to floor, entrance door opening to conservatory, two double glazed windows to rear, stairs to first floor.

**Conservatory/ Utility Room**  
**13'0" (3.96m) x 10'3" (3.12m)**  
UPVC double glazed conservatory, sliding patio doors opening to rear garden, fitted kitchen units with work surface over, space and plumbing for washing machine, electric power and light.

**Stairs and Landing**  
Built in cupboard housing hot water cylinder, loft access, radiator.

**Bedroom One**  
**9'7" (2.92m) Max x 10'3" (3.12m)**  
**Max**

Two UPVC double glazed windows to front aspect, radiator.

**Bedroom Two**  
**8'6" (2.59m) Max x 9'2" (2.79m)**  
**Max**

Double glazed window to rear aspect enjoying open countryside views, radiator.

**Shower Room**  
Shower cubicle, wash basin set within fitted cabinet, WC, fully tiled walls, extractor fan, obscure glass double glazed window to rear aspect, radiator.

**Double Garage**  
Two main up and over doors to front aspect, parking for two vehicles in garage, plus parking for two further vehicles in front of garage, entrance door opening to rear garden, electric power and light.

**Rear Garden**

Good size rear garden backing onto open countryside, laid to lawn, brick built stores, greenhouse, outside tap, gated access to front.

All photographs are provided for guidance only.

- Mid Terrace Cottage
- Two Bedrooms
- Available to Rent Immediately
- Double Garage + Parking
- Conservatory
- Large Garden with Countryside Views
- Oil Central Heating
- Double Glazing

