



brittons
estate agents

www.brittons.net

DIRECTIONS

To access this property you will need to enter view Abbey Lake Close NOT Pentney Lakes. Please follow signs for Water ski and fitness centre. Upon entering Abbey Lake close turn left where number 103 Pentney Lakes can be found on the left handside.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



103 Common Road Pentney King's Lynn Norfolk PE32 1LE

BEAUTIFULLY PRESENTED THREE BEDROOM PARK HOME WITH LAKE VIEWS AND PARKING.

Pentney

£120,000 Leasehold

01553 692828
sales@brittons.net





OPEN PLAN LIVING 16'0 x 13'7 max (4.88m x 4.14m max)
Fitted carpet. Feature fireplace. French doors to decking area. Windows to front and side aspects. Range of wall, base and drawer units with worktops over, integrated fridge/freezer. Vinyl flooring. Window to side aspects.

INNER HALLWAY
Built-in storage cupboards. Vinyl flooring. Window and door to side aspect.

BEDROOM 1 9'7 x 8'5 (2.92m x 2.57m)
Fitted carpet. Radiator. Built-in wardrobes. Window to side aspects.

EN-SUITE CLOAKROOM 3'11 x 3'9 (1.19m x 1.14m)
Two piece suite comprising vanity wash hand basin and w.c. Vinyl flooring. Heated towel rail. Window to side aspect.

BEDROOM 2 9'6 x 4'10 (2.90m x 1.47m)
Fitted carpet. Built-in wardrobes. Window to side aspect.

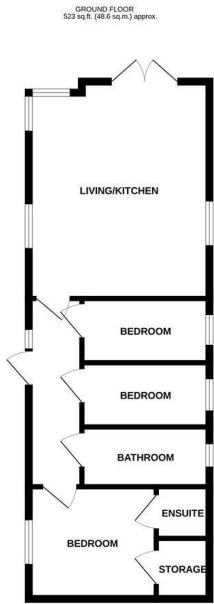
BEDROOM 3 9'6 x 4'10 (2.90m x 1.47m)
Fitted carpet. Built-in wardrobes. Window to side aspect.

SHOWER ROOM 9'6 x 4'5 (2.90m x 1.35m)
Shower cubicle, vanity wash hand basin and w.c. Vinyl flooring. Heated towel rail. Window to side aspect.

DECKING AREA
Recently fitted wrap around deck and seating area with sunken hot tub overlooking the lake.

GARDEN
Laid to bark chippings, enclosed picket fencing. Outside timber utility and store. Space for washing machine and tumble dryer. Outdoor power supply and tap.

Brittons are proud to offer this recently improved three bedroom Park Home with large decked area, off road parking and lake views. The property benefits from uPVC double glazing and electric central heating. The property offers comfortable living accommodation in idyllic setting with open plan kitchen/lounge/dining area, three bedrooms, en-suite w.c. to bedroom one and shower room. Surrounded by woodland with footpaths leading to Pentney lakes. Outside offers ample parking. Please Note: This home is 11 months occupancy, which can be extended by the BCKLWN with the correct permissions.



TOTAL FLOOR AREA: 123 sq. ft. (11.4 sq. m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other data are approximate and not intended to be used for any purpose other than a guide only. This plan is for illustrative purposes only and should not be used as a basis for any planning purposes. The various symbols and legends are for illustrative purposes only and should not be used as a basis for any planning purposes. The various symbols and legends are for illustrative purposes only and should not be used as a basis for any planning purposes. Made with Metaphor (2022) 11/21/2022



