



109 Pentney Lakes Common Road, Pentney

Kings Lynn



Minors & Brady

# 109 Pentney Lakes Common Road

Pentney, Kings Lynn

Occupying an elevated position within a lakeside setting, this detached park home enjoys open views across water and surrounding mature trees, complemented by allocated off-road parking. Inside, a bright open-plan living area features a vaulted ceiling with Velux windows and double doors opening onto substantial wraparound timber decking with balustrade, creating a strong connection to the waterside outlook. The modern fitted kitchen is arranged with a range of wall and base units, while accommodation includes two bedrooms, with fitted wardrobe space and an en suite cloakroom to the principal bedroom, alongside a contemporary shower room. Set amongst lakes and open Norfolk countryside, the development appeals to those who enjoy walking, wildlife and waterside activities, with the added benefit of a well regarded on site fishing lake, as well as a welcoming bar and café for residents and visitors. It remains conveniently placed for nearby villages of Narborough and Marham, where everyday amenities, schooling and a railway station with services to King's Lynn and Cambridge can be found.

## Location

Pentney Lakes on Common Road in the village of Pentney sits between King's Lynn and Swaffham, with direct access to the A47 providing convenient routes towards Norwich and beyond. The nearby villages of Narborough and Marham offer everyday amenities including shops, schooling and a railway station with services to King's Lynn and Cambridge, while the surrounding lakes and open Norfolk countryside create a setting well suited to those who enjoy walking, wildlife and waterside activities within easy reach of larger towns and coastal areas. In addition to its rural surroundings, the area remains practical for commuters and those travelling further afield thanks to strong road links and public transport connections. Pentney Lakes itself is known for its established holiday and leisure setting, attracting visitors and homeowners who value space, scenery and access to outdoor pursuits throughout the year.



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## Pentney Lakes, Common Road

Entry is directly into the open plan living area, a bright and spacious room enhanced by a vaulted ceiling with inset spotlights and Velux windows above the kitchen section. Full height glazing and double doors open onto the decking, drawing in natural light and framing uninterrupted views across the water and surrounding trees. The living area is finished with fitted carpet, providing ample space for freestanding seating arranged to make the most of the outlook.

The kitchen is positioned to one side and clearly defined with vinyl flooring. It is fitted with wood-effect work surfaces and white wall and base units, including cupboards with glazed inserts and chrome handles. A stainless steel sink with drainer sits beneath the window, while cooking facilities include a double oven with gas hob, glass splashback and stainless steel extractor canopy above. A freestanding fridge freezer is set neatly alongside, and the layout provides practical workspace within the overall open plan design.

From the living space, an inner hall leads to two bedrooms. The principal bedroom benefits from fitted wardrobe space as shown on the floorplan, together with its own en suite cloakroom and Velux windows allowing additional natural light. The second bedroom offers a compact twin arrangement with built-in storage.



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The shower room is fitted with a corner enclosure, pedestal wash basin and low-level WC, complemented by wall panelling and a window for ventilation. In addition, the en suite cloakroom serves the principal bedroom and includes a WC and wash basin, again with half-height panelling and natural light from a window.

Externally, the property is wrapped by substantial raised timber decking with a balustrade, offering ample space for seating and outdoor dining. Steps lead down to a lawned area, and the outlook across the lake is a defining feature, with reeds, open water and established trees creating an ever-changing backdrop through the seasons. A gravelled area to the side provides convenient off-road parking.

## Agents notes

Sold a leasehold, connected to the main services, water and electricity.

Septic tank installed in 2020

Gas-fired central heating

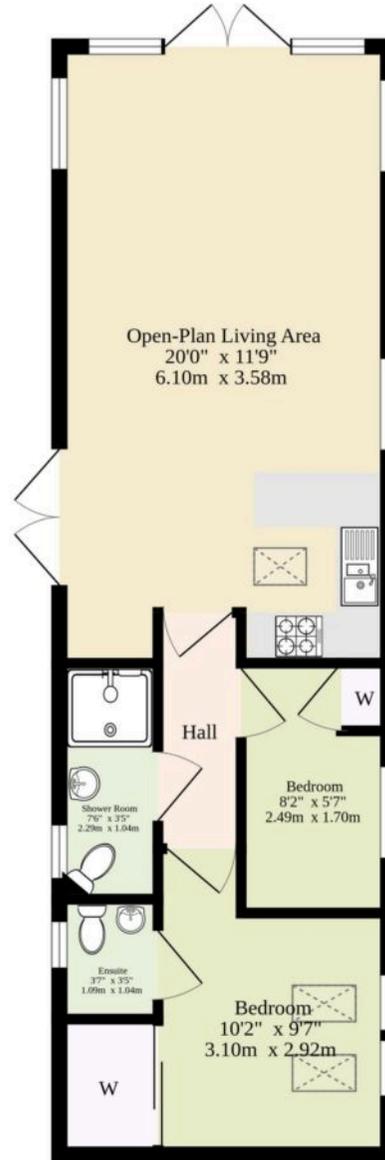
Council Tax Band A

4 remaining on the lease

Ground rent £3,600 per annum, including licence change



Ground Floor  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 447 sq.ft. (41.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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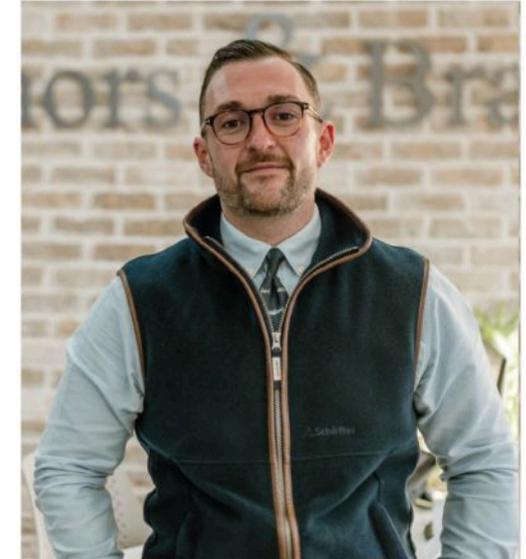
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