



19 Walcups Lane, Great Massingham
£1,100 per calendar month

BELTON DUFFEY



19 WALCUPS LANE, GREAT MASSINGHAM, KING'S LYNN, NORFOLK, PE32 2HR

An extended 3 double bedroom (1 en-suite) detached bungalow with established private gardens, garage and parking in this favoured village.

DESCRIPTION

19 Walcups Lane comprises an extended 3 double bedroom (1 en-suite) detached bungalow with established private gardens, garage and parking in this favoured village.

The property was built circa 1984 and is installed with night storage heating and extensive double glazing.

The extended accommodation briefly comprises entrance, good size sitting/dining room with patio doors to garden, kitchen, 3 double bedrooms (1 en-suite) and a family bathroom.

Outside, the property has a garage, parking and established private gardens.

SITUATION

Great Massingham is a charming village with a large green and numerous ponds surrounded by period and modern cottages. The village has a range of facilities including a fine church, Post Office stores, doctors surgery, a much celebrated restaurant/pub, The Dabbling Duck, and primary school. Great Massingham is served by its own private airfield and the church, Saint Mary's, has a magnificent 13th century porch with fine 15th century painted glass. The village is also within the popular Litcham School's catchment area. The unspoilt north Norfolk coast is some 20 miles away, with King's Lynn main line train station to London just 11 miles to the west.

ENTRANCE

2.48m max x 1.67m (8' 2" max x 5' 6") Ceramic tiled floor, part glazed door to outside and opening into T-shaped kitchen.

T-SHAPED KITCHEN

3.84m max x 3.82m (12' 7" max x 12' 6") Worktops to 3 sides having stainless steel sink unit, painted cupboards and drawers under, newly installed cooker, matching wall cupboards, tiled wall areas, ceramic tiled floor, electric heater, electric trip switches (tested in June 2024) and glazed door into sitting room/dining room.

SITTING ROOM/DINING ROOM

5.90m max into dining area x 6.05m (19' 4" max into dining area x 19' 10") Twin aspect windows with views over rear garden, double glazed sliding patio doors to outside, 2 storage heaters, feature fireplace and part glazed door into the L-shaped inner hall.

L-SHAPED INNER HALL

3.66m x 1.57m max, narrowing to 0.75m (12' 0" x 5' 2" max, narrowing to 2' 6") Airing cupboard with hot water cylinder.

FAMILY BATHROOM

2.37m x 1.68m (7' 9" x 5' 6") Three piece suite comprising white panelled bath, pedestal wash hand basin, low level WC, tiled wall areas, ceramic tiled floor, frosted single glazed window to side, heated towel rail.

BEDROOM 1

5.00m x 3.04m max, into 2.00m (17' 4" x 10' 0" max, into 6' 7") Night storage heater, double glazed sliding patio doors



EN-SUITE SHOWER ROOM

2.01m x 0.96m (6' 7" x 3' 2") Shower cubicle with newly fitted Triton electric shower, low level WC with concealed cistern, wash hand basin with chrome mixer tap, extractor, Dimplex wall heater.

BEDROOM 2

3.6m x 3.01m (11' 10" x 9' 11") Window overlooking the rear garden, night storage heater.

BEDROOM 3

3.58m x 2.73m (11' 9" x 8' 11") Window overlooking rear garden, night storage heater.

OUTSIDE

The property is approached via a shared shingled driveway which leads to a parking area and the brick and tiled single garage. There is a walkway leading to the front entrance door and a further paved pathway leading to a bin storage area with established flowers and shrubs. Gated access to secret garden.

BRICK & TILED SINGLE GARAGE

Up and over door, power, light, extensively plaster boarded with eaves storage and personal door.

The rear garden is a fine feature of the property, being laid to lawn with established flowers, shrubs and mature trees, paved patio, a shingled area and is enclosed by hedged and fenced boundaries for privacy and seclusion.

SUMMERHOUSE

2.44m x 1.81m (8' 0" x 5' 11") With Power.

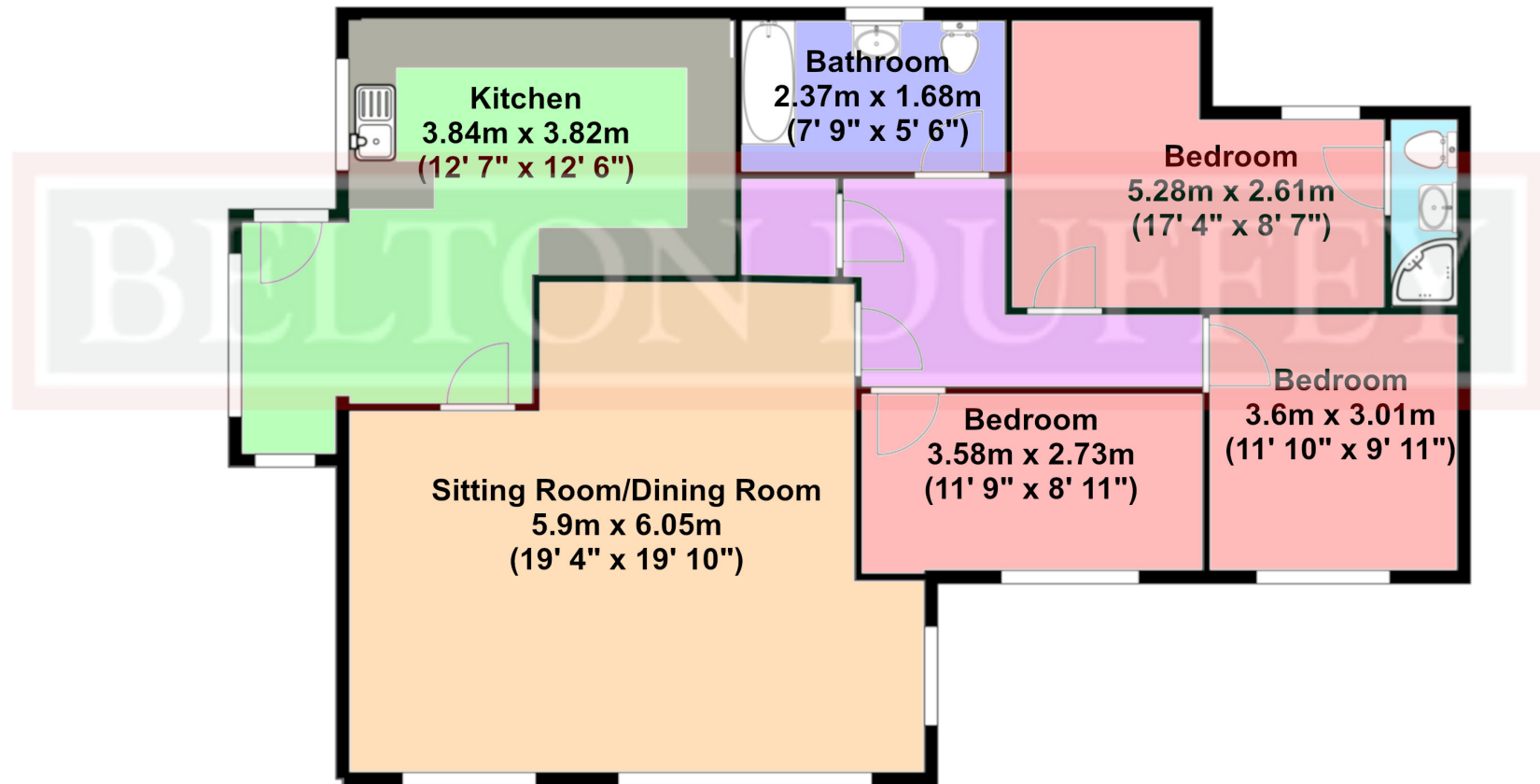
There is a walkway leading to the rear of the property which leads to a 'Secret' garden which is fenced and walled for privacy and seclusion with a Bramley apple tree, paved pathway leading to the front driveway and the garage.

ADDITIONAL INFORMATION

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit - [right-to-rent service.gov](https://right-to-rent.service.gov.uk)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £1100.00. (Capped at no more than 5 weeks' rent).
- 5) To be let part or unfurnished.

Ground Floor

Approx 83 sqm
(914 sqft)



DIRECTIONS

From King's Lynn take the A148 towards Fakenham, pass through Hillington and at the far side you will see a sign at Harpley Dams Farm to Great Massingham. Turn right here, continue through open countryside to the next junction and turn right towards Great Massingham. Proceed into the village, passing the Doctor's surgery on the right hand side and take the second right hand turning into Walcups Lane. Continue along for a short way, turning right and the property will be seen on the right hand side.

OTHER INFORMATION

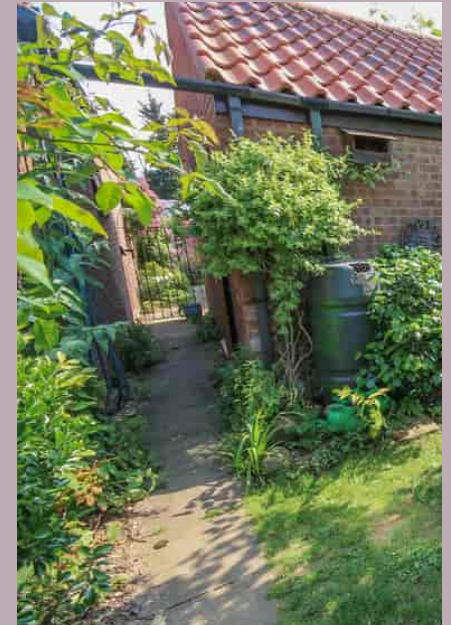
Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX. Council Tax Band B.

Night Storage Heating.

EPC - D.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com



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