



25 Back Lane, East Rudham
£900 per calendar month

BELTON DUFFEY



25 BACK LANE, EAST RUDHAM, NORFOLK, PE31 8TQ

A spacious three bedroom brick and flint mid terraced character cottage with parking and gardens in a popular village location

DESCRIPTION

A three bedroom brick and flint faced mid terrace cottage in a popular village location.

The accommodation briefly comprises: entrance lobby, family bathroom, kitchen/dining room, and sitting room with open fireplace and rear lobby to the ground floor. To the first floor there is a double bedroom with walk-in cupboard and feature fireplace and two good sized single bedrooms.

Outside there is a large brick built out building with plumbing and electrics, parking and detached garden mainly laid to lawn.

SITUATION

East Rudham is a small historic village with a large village Green and many attractive period properties offering everyday shopping facilities including a village Post Office/stores, butchers shop, kitchen shop, garage, tile shop, public houses, veterinary surgery, primary school, parish Church, interiors shop, playing fields, village hall and a restaurant overlooking the Green. There are local buses to King's Lynn and Fakenham. The North Norfolk coast, an area of outstanding natural beauty, is some 12 miles to the north and the Royal Sandringham Estate is some 7 miles to the west. The fine city of Norwich is approximately 45 minutes drive to the southeast.

REAR LOBBY

1.70m x 1.48m (5' 7" x 4' 10")

Vinyl flooring, door leading to rear

BATHROOM

2.35m x 1.70m (7' 9" x 5' 7")

Paneled bath with mains shower over, pedestal wash hand basin, low level WC, radiator, vinyl flooring, window to side.

KITCHEN/DINING ROOM

5.08m x 2.84m (16' 8" x 9' 4")

A range of wall and base units with worktops over, plumbing and space for dishwasher/washing machine, built in electric fan assisted oven with 4 ring hob and extractor over, stainless steel sink and drainer with mixer tap, space for fridge freezer, radiator, windows to rear and vinyl flooring.

SITTING ROOM

4.14m x 3.91m (13' 7" x 12' 10")

Fitted carpet, open fireplace, radiator, TV and telephone points, windows to front.



FRONT LOBBY

1.32m x 1.22m (4' 4" x 4' 0")
Fitted carpet, door leading to garden.

FIRST FLOOR LANDING

Fitted carpet, loft access, electric consumer unit.

BEDROOM 1

4.14m x 2.85m (13' 7" x 9' 4")
Fitted carpet, feature fireplace, fitted wardrobe, radiator, window to front.

BEDROOM 2

3.96m x 2.39m (13' 0" x 7' 10")
Fitted carpet, radiator, fitted storage cupboards, window to rear.

BEDROOM 3

2.92m x 2.49m (9' 7" x 8' 2")
Fitted carpet, radiator, window to rear.

OUTSIDE

To the rear of the property there is a courtyard and a brick built shed with electric, light and plumbing and there are 2 parking spaces.
To the rear of the property there is an small outside space and a detached garden mainly laid to lawn.

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/rtr-prove/id-question)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £900.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Pets considered.



AWAITING

FLOORPLAN

DIRECTIONS

Traveling from Fakenham take the A148 King's Lynn road. Enter the village of East Rudham and turn left into Eye Lane. Travel down Eye Lane and the entrance to Back Lane will be found on the right (unmade road) the property will be found half way down on the left hand side

OTHER INFORMATION

Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX.

Council tax band B

Oil fired central heating.

EPC Rating E

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

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

