



45 Sandpiper way, King's Lynn
£895 per calendar month

BELTON DUFFEY



45 SANDPIPER WAY, KING'S LYNN, NORFOLK, PE30 5DN

A modern two double bedroom, two bathroom mid terraced house with garden and parking.

DESCRIPTION

A modern two double bedroom, two bathroom mid terraced house with garden and parking.

The accommodation briefly comprises: Entrance hall with storage cupboard, kitchen with oven and hob, sitting room/dining room with patio doors to garden and cloakroom to the ground floor, to the first floor there are two double bedrooms, one with en-suite shower room and walk in storage cupboard and a family bathroom. Outside there is an enclosed rear garden with access gate to parking area.

SITUATION

King's Lynn is a historic medieval port dating back to the 12th century, situated on the Great River Ouse. The winding streets and alleys of the old town remain in tact but King's Lynn also boasts an extensive pedestrianized shopping area with a lively combination of National retailers, specialist shops and family businesses. The bustling markets are still held on the informatively named Tuesday and Saturday Market Places.

ENTRANCE HALLWAY

Fitted carpet, radiator, storage cupboard housing gas fired central heating boiler, stairs to first floor.

KITCHEN

8' 11" x 9' 10" (2.72m x 3.00m)

UPVC double glazed window to front, a range of fitted wall and base units with worktops over and tiled splashbacks, stainless steel sink and drainer with swan neck mixer tap, fan assisted electric oven and gas hob with extractor over, radiator, tile effect vinyl flooring.

L - SHAPED SITTING ROOM/DINING ROOM

Lounge Area 15' 1" X 9' 10" (4.60m x 3.00m)

Fitted carpet, radiator, UPVC double glazed double patio doors to garden, TV and telephone points.

Dining Area 7' x 8' (2.13m x 2.44m)

Fitted carpet, UPVC double glazed window to rear.

CLOAKROOM

Low level WC, corner wash hand basin, radiator, tile effect vinyl flooring.

FIRST FLOOR LANDING

Fitted carpet, storage cupboard, loft access.

BEDROOM 1

13' 5" X 9' 2" (4.09m x 2.79m)

Fitted carpet, UPVC double glazed window to front, radiator, TV and telephone points, walk in cupboard/wardrobe.



EN-SUITE SHOWER ROOM

Low Level WC, pedestal wash hand basin, double shower cubicle with electric shower, radiator, UPVC double glazed window to front, tile effect vinyl flooring.

BEDROOM 2

10' 8" x 9' 2" (3.25m x 2.79m)

Fitted carpet, UPVC double glazed window to rear, radiator, TV and telephone points.

BATHROOM

White bathroom suite comprising: panelled bath with shower over, low level WC, pedestal wash hand basin, radiator, UPVC double glazed window to rear, tile effect vinyl flooring.

OUTSIDE

To the front of the property there is a small front garden with pathway to the front door. To the rear of the property there is an enclosed garden mainly laid to lawn with patio area and a rear access gate to parking area.

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>

4) Deposit - £895.00. (Capped at no more than 5 weeks' rent).

5) To be let unfurnished.

6) Sorry no pets.

DIRECTIONS

From the King's Lynn office head out of town on the London Road Towards the Southgates. At the roundabout take the last exit heading towards Wisbech Road. At the traffic lights turn left into Sandpiper Way and the property will be found half way into the development on the left hand side.



AWAITING

FLOORPLAN

OTHER INFORMATION

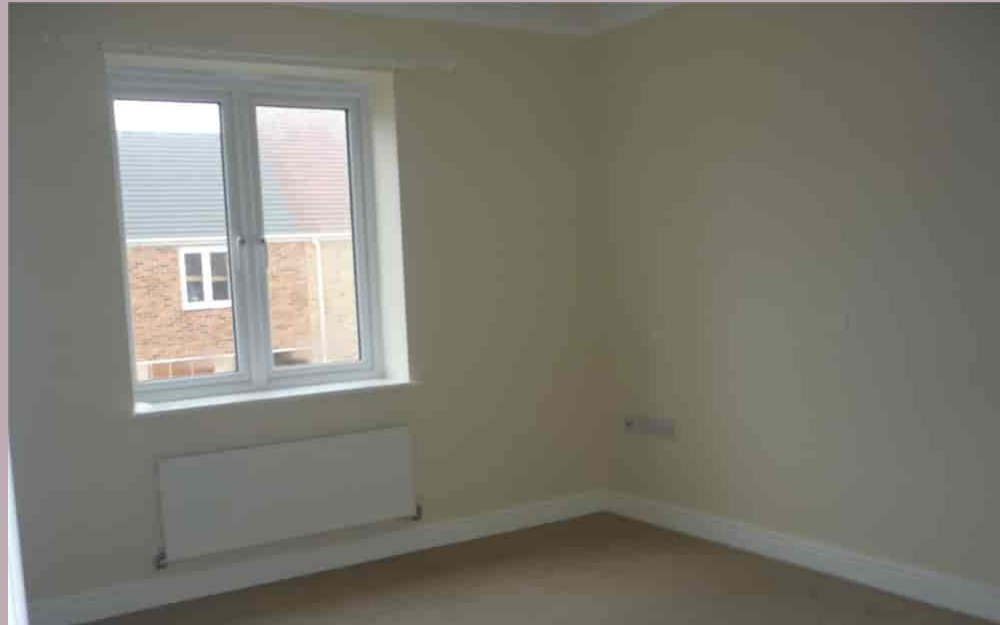
Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Tax Band B.

Gas fired central heating.

EPC rating band B

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.