



18 Horton Road, King's Lynn
£1,250 per calendar month

BELTON DUFFEY



18 HORTON ROAD, KING'S LYNN, NORFOLK, PE30 4XU

A 3 bedroom detached house situated in a sought after residential area close to the Hospital and approximately 2 miles from the Town Centre.

DESCRIPTION

18 Horton Road comprises a 3 bedroom detached house situated in a sought after residential area close to the Hospital and approximately 2 miles from the Town Centre.

The accommodation briefly comprises entrance hall, sitting/dining room, kitchen/breakfast room, conservatory, 3 bedrooms and family bathroom.

Outside the property benefits a garden, garage and parking.

SITUATION

Horton Road is on the Springwood Estate, situated on the outskirts on King's Lynn with a regular bus service, close to the Queen Elizabeth Hospital. It is also conveniently placed for the various industrial estates, North Norfolk Coast and the Royal Estate of Sandringham.

ENTRANCE HALL

3.87m x 1.82m (12' 8" x 6') Radiator and under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM

3.53m x 2.78m (11' 7" x 9' 1") Granite effect worktops with stainless steel sink unit and chrome mixer tap, maple effect cupboards under, integrated dishwasher, Hotpoint washing machine, Beko electric hob with extractor over, matching wall cupboards, Vaillant gas central heating boiler, radiator, ceramic tiled floor, door into conservatory and double doors into

SITTING ROOM/DINING ROOM

6.07m x 3.53m narrowing to 2.55m (19' 11" x 11' 7" narrowing to 8' 4") Pebble effect electric fire, double glazed sliding patio door to

CONSERVATORY

3.53m x 3.62m (11' 7" x 11' 11") UPVC construction with pitched polycarbonate roof, double doors to rear garden.

FIRST FLOOR LANDING

Loft access and airing cupboard.

BATHROOM

2.48m max into door recess x 1.92m (8' 2" max into door recess x 6' 4") Panelled bath with Triton power shower over, wash hand basin with chrome mixer tap, low level WC, heated chrome towel rail, tiled wall areas.

BEDROOM 1

3.44m x 2.63m (11' 3" x 8' 8") Radiator.

BEDROOM 2

3.40m x 2.51m (11' 2" x 8' 3") Radiator.



BEDROOM 3

2.41m x 1.87m (7' 11" x 6' 2") Radiator and storage over the stairs bulkhead with shelving above and a fitted single wardrobe.

OUTSIDE

The garden has a shingled driveway providing car parking which leads to the garage.

BRICK & TILED GARAGE

5.06m x 2.50m (16' 7" x 8' 2") Up and over door.

The rear garden is laid to lawn with shrub borders and

GARDEN SHED

2.06m x 1.88m (6' 9" x 6' 2")

To the side of the property are 2 decked areas and a gated access to the front driveway.

The rear garden is enclosed by fenced and hedged boundaries.

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 - £1250.00. (Capped at no more than 5 weeks' rent).
- 5) To be let fully furnished
- 6) Sorry no pets.

DIRECTIONS

From the Town Centre travel along Gaywood Road bearing right at Gaywood Clock into Gayton Road, at the first mini roundabout take the left turn and then the right turn into Elvington. Horton Road can be found on the right and the property is located on the right.

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.

Gas central heating.

EPC - D.

VIEWING

Strictly by appointment with the agent.



AWAITING

FLOORPLAN



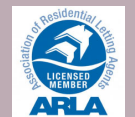


BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 660866
E: lettings@beltonduffey.com

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.