



Minnow Cottage, Docking  
£950 per calendar month

**BELTON DUFFEY**





## **MINNOW COTTAGE, 5 ODDFELLOWS ROW, DOCKING, NORFOLK, PE31 8NS**

A very well presented, furnished, two double bedroom mid terraced cottage in a popular village location.

### **DESCRIPTION**

A very well presented two double bedroom mid terraced cottage in a popular village location.

The accommodation briefly comprises: entrance lobby, sitting room, kitchen/dining room to the ground floor. To the first floor there are two double bedrooms and a shower room.

The property also benefits from off street parking and a low maintenance enclosed garden.

### **SITUATION**

Docking is a thriving community with good amenities including a primary school, doctors surgery, village hall hosting a wide range of activities for all age groups, village stores/Post Office, public house and a fish and chip shop. There is also a popular market every Wednesday selling the best of local produce.

Its location is ideal for both families living in the area or visitors to the North Norfolk Coast with the beautiful beach at Brancaster only 4 miles away. 12 miles to the south-east lies the market town of Fakenham with schools, supermarkets and other high street stores whilst 6 miles to the north, Burnham Market provides shopping for the more discerning customer with a range of delicatessens, up market clothes shops and galleries.

### **ENTRANCE LOBBY**

Wood effect laminate flooring.

### **KITCHEN/DINING ROOM**

3.29m x 2.02m (10' 10" x 6' 8")

A range of hand made wall and base units and drawers with wooden worktops over, butler sink with mixer tap, freestanding electric oven, fridge, small freezer, washing machine, understairs storage cupboard, electric heater, wood effect laminate flooring, window to front, stairs to first floor.

### **SITTING ROOM**

3.90m x 3.31m (12' 10" x 10' 10")

Wood effect laminate flooring, TV and telephone point, feature fireplace with electric coal effect burner, electric heater, window to front.





## **FIRST FLOOR LANDING**

Fitted carpet, window to rear, storage cupboard.

## **BEDROOM 1**

3.84m x 2.94m (12' 7" x 9' 8")

Fitted carpet, fitted wardrobe, electric heater, window to front.

## **SHOWER ROOM**

2.07m x 1.06m (6' 9" x 3' 6")

Shower cubicle with mains fed shower, low level WC, Vanity wash hand basin, slate tiled floor, ladder style radiator.

## **BEDROOM 2**

2.89m x 1.91m (9' 6" x 6' 3")

Fitted carpet, window to front, electric heater.

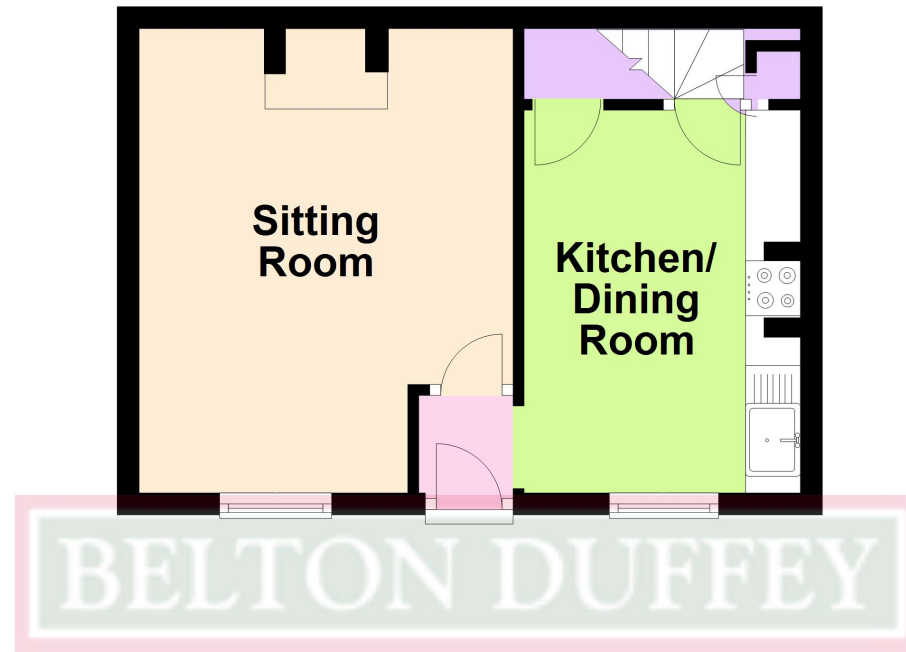
## **OUTSIDE**

To the front of the property is a shingle driveway, low maintenance garden with fenced and hedged boundaries and mature shrubs and plants and wooden storage shed.

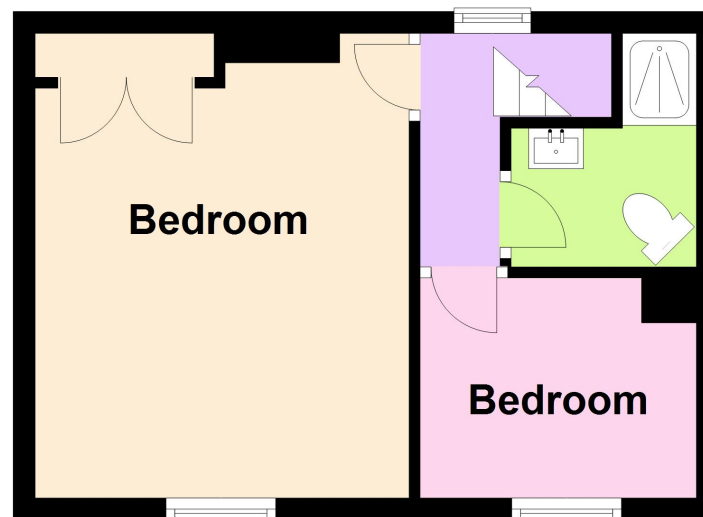
## **ADDITIONAL INFORMATION**

- 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 - £950.00. (Capped at no more than 5 weeks' rent).
- 5) To be let furnished.
- 6) Sorry no pets.

## Ground Floor



## First Floor





## **DIRECTIONS**

From the agents' office at Wells-next-the-Sea, take the A149 towards Hunstanton. Take the left hand turning B1155 to Burnham Market and follow this road through the centre of Burnham Market and Stanhoe and on into Docking. Enter the village, continue to the T-junction and turn left onto Fakenham Road and take the next turning on the right into Little Lane and the property will be found on the left hand side.

## **OTHER INFORMATION**

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

Electric heating

EPC band 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](http://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.

