



**10 Kent Drive, Watlington**  
**£875 per calendar month**

**BELTON DUFFEY**





# 10 KENT DRIVE, WATLINGTON, NORFOLK, PE33 0EZ

A two bedroom semi-detached bungalow situated in a cul-de-sac location with parking and gardens.

## DESCRIPTION

10 Kent Drive comprises a 2 bedroom semi-detached bungalow situated in a cul-de-sac location with parking and gardens. The property is installed with gas central heating, UPVC double glazing and the accommodation briefly comprises entrance hall, wet room, sitting/dining room, kitchen, 2 bedrooms and bathroom. Outside is a parking space and front and rear gardens.

## SITUATION

Watlington is approximately midway between King's Lynn and Downham Market; situated just off the A10 and well placed for both towns, Swaffham, Thetford and Wisbech. Watlington has various facilities, including shops and schools, together with a railway station, which is on the main line to Cambridge and London King's Cross.

## ENTRANCE HALL

1.87m x 1.38m (6' 2" x 4' 6") Wood grain effect double glazed door leading to outside, radiator, electric trip switches and built-in shelved storage cupboard and coat cupboard.

## WET ROOM

2.30m x 0.89m (7' 7" x 2' 11") Mains shower, non-slip flooring, extractor and heated chrome towel rail

## SITTING ROOM/DINING ROOM

5.65m x 3.09m (18' 6" x 10' 2") 2 radiators

## KITCHEN

2.81m x 2.55m (9' 3" x 8' 4") L-shaped granite effect worktop with stainless steel sink unit and chrome mixer tap, tiled splashbacks, maple fronted cupboards under, space and plumbing for automatic washing machine, further L-shaped matching worktop with cupboard and drawers under, space for larder fridge, space for cooker, heating controls, matching wall cupboards, extractor, Ideal Isar gas central heating boiler, radiator, double glazed door to outside.

## INNER HALL

2.07m x 1.05m (6' 9" x 3' 5") Doors to bedrooms and bathroom.

## BATHROOM

1.94m x 1.68m (6' 4" x 5' 6") Panelled bath with electric shower over, low level WC, wash hand basin, extractor, shaver socket and heated chrome towel rail.





### **BEDROOM 1**

3.56m x 2.76m (11' 8" x 9' 1") Radiator and window overlooking rear garden.

### **BEDROOM 2**

2.89m x 2.49m (9' 6" x 8' 2") Radiator, window overlooking rear garden and loft access

### **OUTSIDE**

The property has a tarmac driveway providing car parking. The front garden is laid to lawn with a paved pathway leading to the front entrance door with shrub border. There is a gated access which leads to the side of the property, giving access to the rear garden. The rear garden has a paved patio, leading onto to the lawned rear garden with shrubs, being enclosed by fenced boundaries, backing onto the primary school grounds.

### **ADDITIONAL INFORMATION**

1) References - For tenancies commencing from the 1st June 2019 the tenant fee ban applies, therefore agents can no longer charge for tenant referencing.

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) Deposit - £875.00. (Capped at no more than 5 weeks' rent).

4) To be let unfurnished.

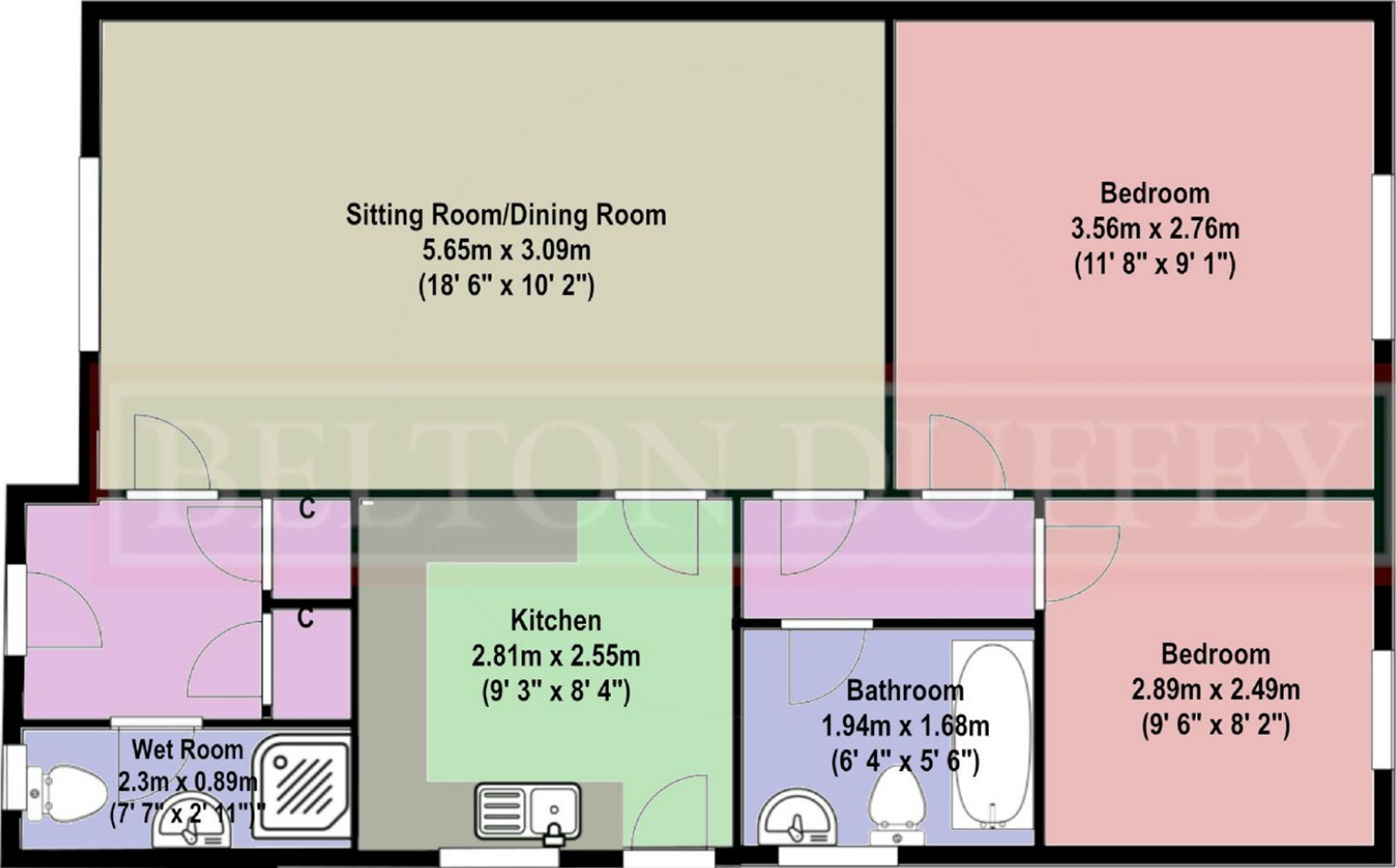
5) 12 Month tenancy preferred

### **DIRECTIONS**

From King's Lynn proceed out of town on the A10, passing through West Winch and Setchey. At the Oakwood Corner roundabout take the third exit signposted Watlington Station. Continue along passing the shops in the centre of the village, continue along round the bend and proceed along Station Road taking the left hand turn into John Davis Way and then the first left into Stone Close. Continue to the end of Stone Close, passing Franklin Way on the right hand side until you see Langridge Circle and turn right signposted Kent Drive, where the property can be found at the end of the cul-de-sac on the right hand side.

# Ground Floor

Approx 59 sqm  
(635 sqft)



**OTHER INFORMATION**

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

Gas central heating.

EPC - C.

**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.

