



18 Horton Road, King's Lynn
£1,100.00 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) 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 create an account so you can log into the Hub and access your application form. Once you have completed and submitted your form, you can return to the Hub at any time to view the latest status of your application. You will be able to see at a glance exactly which referees we are waiting for, or if we are waiting for any further information from you. You can also help speed up the application process yourself by uploading any documents we require directly to the Hub.

2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).

3) Deposit - £1100.00. (Capped at no more than 5 weeks' rent).

4) To be let unfurnished.

5) 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.

SERVICES AND EPC RATING

Gas central heating.

EPC - TBC.



AWAITING

FLOORPLAN

LOCAL AUTHORITY

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Tel 01553 616200.

Council tax band B.

VIEWING

Strictly by appointment with the agent.

AVAILABLE FROM

01/10/2021





BELTON DUFFEY

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.

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