



62 Lodge Road, Heacham
£1,150 per calendar month

BELTON DUFFEY



62 LODGE ROAD, HEACHAM, NORFOLK, PE31 7SZ

A two/three bedroom detached bungalow in a popular village location with off street parking for several cars and garage.

DESCRIPTION

A 2/3 detached bungalow in a popular village location with off street parking for several cars and a garage.

The accommodation briefly comprises:

Entrance lobby, sitting room dining room with feature fireplace, kitchen breakfast room with built in oven and hob, two double bedrooms, bathroom and further bedroom/dining room.

The property also benefits from having gas fired central heating, double glazing and an enclosed rear garden.

SITUATION

Heacham is a thriving village with a good range of shops, schools, doctor's surgery, a church, public houses, etc, for every day needs. Hunstanton to the north is within walking distance via the seafront; the famous Norfolk Lavender Mill is to be found on the edge of the village. The Royal Sandringham Estate is close at hand. The area is well known for its golf courses, the RSPB Reserve at Titchwell, Peddars Way, the Sea Life Centre at Hunstanton, Park Farm at Snettisham, the Thursford Collection near Holt and many fine stately homes in close proximity

ENTRANCE LOBBY

1.75m x 1.19m (5' 9" x 3' 11")

Vinyl flooring, door to parking area and front garden.

SITTING ROOM/DINING ROOM

4.79m x 4.01m (15' 9" x 13' 2")

Fitted carpet, feature fireplace with coal effect gas fire, radiator, window to front.

BEDROOM 3/DINING ROOM

3.43m x 2.42m (11' 3" x 7' 11")

Fitted carpet, radiator, window to front.

KITCHEN/BREAKFAST ROOM

3.87m x 3.43m (12' 8" x 11' 3")

A range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, 4 ring electric hob with extractor over, built in electric fan assisted oven, gas fired central heating boiler, plumbing and space for automatic washing machine and dishwasher, radiator, tiled floor, window to side and door leading to garden.



REAR LOBBY

Wood effect vinyl flooring, airing cupboard housing hot water tank.

BEDROOM 1

4.05m x 3.76m (13' 3" x 12' 4")

Fitted carpet, radiator, window to rear.

BEDROOM 2

3.31m x 3.02m (10' 10" x 9' 11")

Fitted carpet, radiator, window to rear.

BATHROOM

2.66m x 1.36m (8' 9" x 4' 6")

Panelled bath with shower over, vanity wash hand basin, low level WC, radiator, window to rear, tiled floor.

OUTSIDE

To the front of the property is a low maintenance shingled garden with concrete driveway with parking for several cars and garage.

To the rear of the property is an enclosed garden with mature trees and shrubs, lawned areas and patio areas.

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 - £1150.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.



DIRECTIONS

Proceed out of King's Lynn on the Edward Benefer Way (Northern Bypass) towards Hunstanton on the A149. At Knights Hill roundabout take the first exit on the A149 for approximately 7 miles and on the outskirts of Dersingham take the first exit sign posted Heacham and Hunstanton, bypassing Ingoldisthorpe and Snettisham. At the Snettisham roundabout take the first exit sign posted Hunstanton and turn left at the traffic lights at Norfolk Lavender. Continue on this Road into the village passing the doctors surgery and on to Station Road, Take the next left hand turning into Lodge Road 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 D

Gas fired central heating.

EPC rating 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

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.

