



59 Mountbatten Road, Dersingham
£1,450 per calendar month

BELTON DUFFEY



59 MOUNTBATTEN ROAD, DERSINGHAM, KING'S LYNN, PE31 6YE

A three bedroom, two reception room detached bungalow with private driveway, detached garage and front and rear gardens.

DESCRIPTION

A spacious, modern, three bedroom, two reception room detached bungalow with driveway, detached garage and front and rear gardens. The accommodation briefly comprises: Entrance hallway, cloakroom, sitting room with feature fireplace leading to dining area, kitchen/breakfast room with built in oven, hob, fridge, microwave and dishwasher, bathroom with separate bath and shower, master bedroom with fitted wardrobes, second bedroom with fitted wardrobes, conservatory and bedroom three.

The property also benefits from double glazing and gas fired central heating

SITUATION

Dersingham is situated approximately midway between King's Lynn and Hunstanton in close proximity to The Wash and the West Norfolk coast. The village borders the Sandringham Estate and is within easy reach of the picturesque North Norfolk coast. It has all the usual amenities, including two supermarkets, local shops, schools, Doctor's Surgery, public houses and various social facilities. The larger towns of King's Lynn to the south and Hunstanton to the north are easily accessible. The area is well known for its seaside villages on the shores of The Wash which offer swimming, sailing, wind surfing, bird watching, etc.

ENTRANCE HALLWAY

3.15m x 1.36m (10' 4" x 4' 6") and 5.68m x 1.03m (18' 8" x 3' 5")
Wood effect laminate flooring, radiators, storage cupboard.

CLOAKROOM

1.68m x 0.81m (5' 6" x 2' 8")
Vanity wash hand basin, radiator, tiled floor, window to front.

SITTING ROOM

5.69m x 3.64m (18' 8" x 11' 11")
Feature coal effect gas fire, windows to front and side, radiators, TV point.
leading to:

DINING ROOM

3.06m x 2.64m (10' x 8' 8")
Windows to front and side, radiator, telephone point.

KITCHEN/BREAKFAST ROOM

4.06m x 3.17m (13' 4" x 10' 5")
A range of wall and base units with worktops over, stainless steel sink and drainer, eye level double oven and grill, ceramic hob with extractor over, built in fridge, dishwasher and microwave, plumbing and space for automatic washing machine, tiled floor, TV point.



BATHROOM

2.92m x 2.58m (9' 7" x 8' 6")

Paneled bath, separate shower cubicle, vanity wash hand basin, low level WC, radiator, tiled floor, window to side.

BEDROOM 1

3.47m x 3.03m (11' 5" x 9' 11")

Fitted wardrobes, window to side, radiator.

BEDROOM 2

3.42m x 2.87m (11' 3" x 9' 5")

Windows to side, radiator.

BEDROOM 3

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

Fitted wardrobes, radiator, patio doors leading to:

CONSERVATORY

3.33m x 3.04m (10' 11" x 10')

Tiled floor, radiator, doors leading to garden.

OUTSIDE

The front of the property is mainly laid to lawn with driveway leading to the garage with side access gate leading to the garden. The rear garden is laid to lawn with mature shrub borders and patio areas.

GARAGE

Electric up and over door, power and light.

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 - £1450.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets



DIRECTIONS

From King's Lynn proceed out of town along Edward Benefer Way (Northern Bypass) into Low Road, South Wootton and continue straight over the traffic lights into Grimston Road. At the top of Grimston Road you will reach the Knights Hill roundabout, take the first exit signposted A149 Hunstanton for approximately 8 miles. On the outskirts of Dersingham at the roundabout, follow the road into the village. Turn left at the Co-op store onto Mountbatten Road and the property will be found a short way down on the right hand side.

OTHER INFORMATION

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

Gas fired central heating.

EPC - 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.

