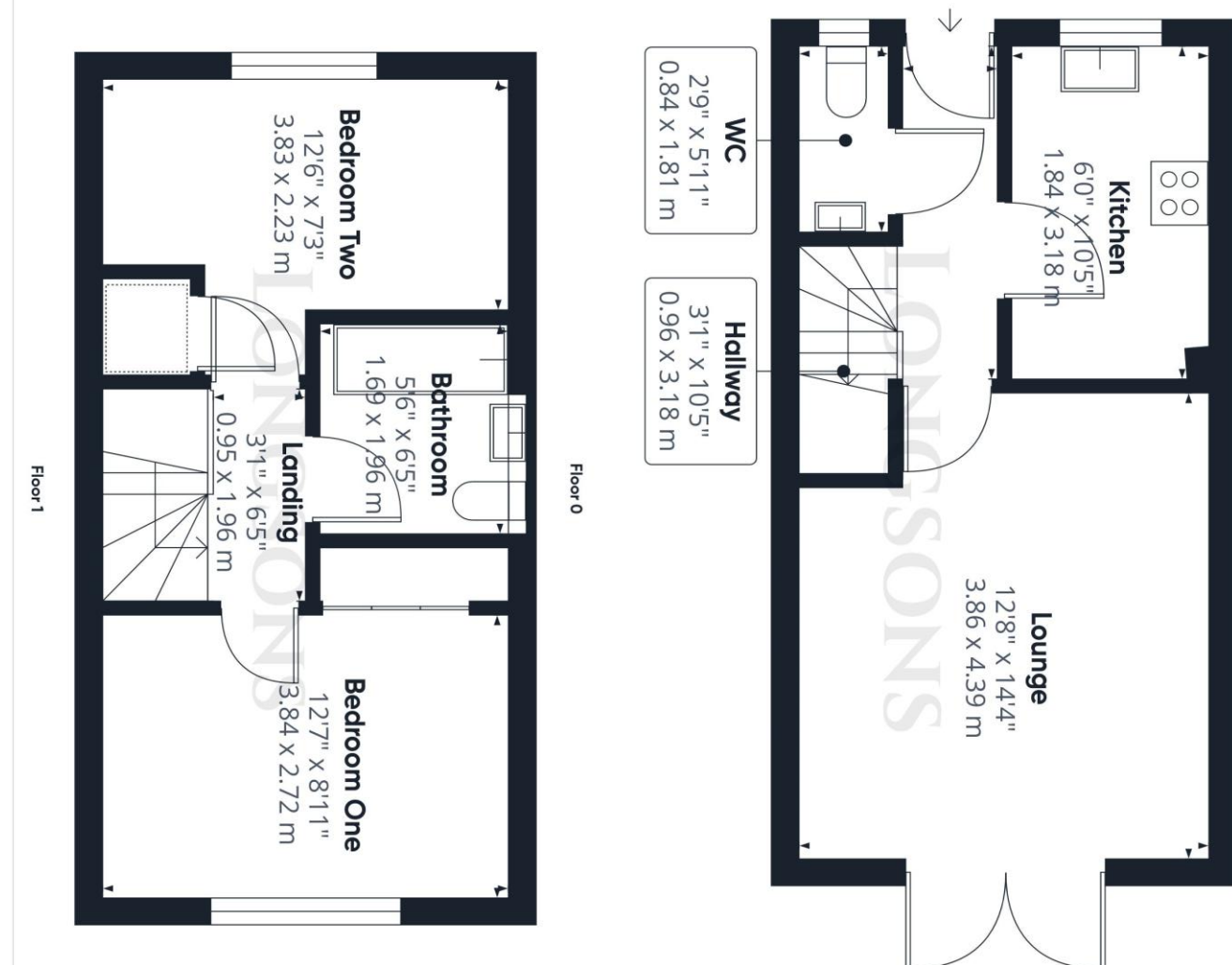




Monkton Way, Kings Lynn, PE30 4GS

Available Now! Well presented, modern mid terrace two bedroom house with garage and parking situated on a popular development in Kings Lynn. The property offers en-bloc garage, gardens, parking, cloakroom with WC, gas central heating and UPVC double glazing.

Price £825 pcm To Let





Outside Front

Small low maintenance front garden laid to slate chippings, outside light, parking space in front of garage.

Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, wooden fence to perimeter, gated access to rear.

Agents Note

EPC rating C73 (Full copy available on request)
Council tax band A (Own enquiries should be made via Kings Lynn & West Norfolk District Council)

All photographs are provided for guidance only.

- Terrace House
- Two Bedrooms
- Cloakroom with WC
- Energy Efficiency Rating C73
- En-bloc Garage & Parking
- Gas Central Heating
- UPVC Double Glazing
- Available Now!

Situated on a popular development in Kings Lynn, Longsons are delighted to bring to the rental market this well presented, modern two bedroom terrace house. The property offers en-bloc garage, parking, gardens, cloakroom with WC, gas central heating and UPVC double glazing.

Available immediately!

Restrictions: non smokers only.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, cloakroom with WC, two bedrooms, bathroom, en-bloc garage, parking, gardens, gas central heating and UPVC double glazing.

KINGS LYNN
In recent years, the town centre has undergone substantial redevelopment and growth and is West Norfolk's largest town with a population of over 45,000 residents. The town offers many facilities with a pedestrianised shopping centre, restaurants, public houses, swimming pool, schools, college, sports facilities, parks, theatres, historical buildings and has a

wealth of history with free public events held throughout the year and a main commutable rail link to London, Cambridge, Ely and Peterborough. The popular North Norfolk coast is approximately only a 30 minute drive away.

Entrance Hall

Entrance door to front, stairs to first floor, radiator.

Lounge/ Dining Room

12'8" (3.86m) x 14'4" (4.37m)
UPVC double glazed French doors opening to rear garden, two radiators.

Kitchen

6'0" (1.83m) x 10'5" (3.18m)
Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine, space for tall upright fridge/freezer, tiled splashback, UPVC double glazed window to front.

Cloakroom

Hand wash basin, WC, obscure glass UPVC double glazed window to front, tiled splashback, radiator.

Stairs & Landing

Bedroom One

12'7" (3.84m) x 8'11" (2.72m)
UPVC double glazed window to rear, radiator.

Bedroom Two

12'6" (3.81m) x 7'3" (2.21m)
UPVC double glazed window to front, built in cupboard housing gas central heating boiler, radiator.

Bathroom

Bathroom suite comprising; bath with shower over, wash basin, WC, tiled splashback, extractor fan.

Garage

En bloc garage with main up and over door to front.

