

# Cruso & Wilkin

**TO LET**

**A delightful 2 Bedroom Mid Terrace House  
Rural Location**



**West Rudham, King's Lynn**

**£900 PCM**

**(Subject to Contract)**

Lynn List: 01553 691691  
ll@crusowilkin.co.uk

The Estate Office, Church Farm, Hillington,  
King's Lynn, Norfolk PE31 6DH

**Description:**

A delightful mid terrace cottage set in a rural location. The property offers a kitchen/diner, lounge, two double bedrooms, bathroom. Original wood doors. The property is offered unfurnished.

LPG gas central heating and double glazing.

**Directions:**

From Hillington head along the A148 for approximately 7 miles, turning right onto Lynn Lower Road, continue for approximately 6 miles to Weasenham Road for 4.6 miles this leads onto Grange Lane, follow along into the Estate and the properties will be found to your left.

Postcode: PE31 8SY

What3words: ///.cadet.jukebox.interlude

**Entering from the rear of the property:****Kitchen/Diner: 5.89m x 2.27m**

The kitchen is fitted with a range of wall and base level kitchen units with worktops over and part tiled walls, stainless sink drainer with mixer tap, integral oven, ceramic hob and extractor fan, integral dish washer, double glazed window to rear, part glazed door to garden, tiled flooring, radiator, cupboard housing central heating boiler.

**Lounge: 5.14m x 3.40m**

Inglenook fire place with mantle surround and cupboards and shelving to alcoves, electric wall lights, TV and telephone point, double glazed window to front, radiator, understairs storage cupboard, door to entrance hall.

**Entrance Hall:**

Double glazed door to front, stairs to first floor.

**First Floor:****Bedroom One: 4.52m x 3.34m**

Feature cast fireplace, built in wardrobe, original wood flooring, radiator, double glazed window to front.

**Bedroom Two: 3.81m x 2.60m**

Double glazed window to rear, radiator.

**Bathroom:**

Fitted with a suite comprising of a side panel bath with wall mounted shower and shower screen, W.C. wash hand basin, part tiled walls, towel rail, double glazed window to rear.

**Outside:**

The rear of the property gives access to a fully enclosed courtyard garden and brick shed:

**Brick Shed/Utility:**

The shed is fitted with base units with worktop, stainless sink and plumbing for washing machine, windows to front.

**PLEASE NOTE:**

The rental per calendar month is inclusive of the LPG gas central heating.

**Viewing:**

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, Tel: 01553 691691. All viewings to be conducted during daylight hours only.

**Local Authority:**

Borough Council of King's Lynn & West Norfolk.  
King's Court, Chapel St, King's Lynn PE30 1EX.  
Telephone: 01553 616200



Photographs taken: April 2025  
Details created: April 2025





## Deposit:

A deposit of £1,025 (One Thousand and Twenty-Five Pounds) will be required prior to the commencement of the Tenancy. The deposit is held by the Agents as stakeholders who are members of the Tenancy Deposit Scheme in compliance with current legislation. Please note the following applies to the deposit held at the end of the Tenancy:

1. Return of the deposit will be by cheque or direct payment to the bank only.
2. If the Tenancy is held in joint names we shall require joint instructions on how to return the deposit.
3. In the event of a dispute at the end of the Tenancy the deposit will be held pending agreement between Landlord/Tenant as to the amount of any dilapidations payable. This will be transferred to the Tenancy Deposit Scheme in the event of non agreement.

The Energy Performance Rating for this property is an E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



Cruso & Wilkin

PE31 8SY

Land App



Produced on Land App, Apr 22, 2025.  
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LL/CF/569/21

50 m  
Scale 1:1500 (at A4)



## Important Notices:

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective tenants are advised to check measurements for any particular purpose e.g. Fitted carpets and furniture. No assumptions should be made with regard to photographs, e.g. that any contents shown are included in the sale. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin, their joint Agents or the Vendors or Lessors.