

Garden Cottage, Hiltons Lane, Wighenhall St Gemans, Kings Lynn, PE34 3EZ



Cruso & Wilkin

Garden Cottage, Wiggenhall St Germans

To Let £1,450 pcm  3  2

Garden Cottage is an exquisite property situated within well-established grounds. Hilton's Lane serves as a shared driveway; upon reaching the end of the lane, you will find the cottage, which overlooks the vast front garden, a spacious lawn and a patio area. The driveway provides ample parking.

The property itself radiates character, featuring brick fireplaces, exposed beams, tiled flooring and wooden parquet flooring, complemented by a modern Air-source heating system.



Location



Situation and Direction

From Hardwick Roundabout, King's Lynn, head east on the A47 towards Constitution Hill Roundabout. At the Roundabout take the 3rd exit and stay on the A47. Take the exit towards St Germans/Saddlebow. At the roundabout, take the 1st exit onto High Road. Follow High Road through Saddlebow, the road will turn into Lynn Road. Once you reach Wiggenhall St German you will find Hiltons Lane on your right. Follow the lane around to the right, at the end of the lane you will find Garden Cottage.



Description

Ground Floor

Kitchen: (4.32m x 3.74m)

A slanted ceiling with exposed beams, spotlights and natural tiled flooring. Base-level kitchen units and drawers. Single Belfast butler sink set into worktop, space and plumbing for white goods, brand-new oven and hob. Double-glazed windows to rear. Kitchen hatch with feature window through to second reception room and one Radiator.

Dining/Reception Room: (5.09m x 4.32m)

Mosaic parquet wooden flooring and exposed beams. Feature fireplace inset with wooden beam and brick hearth (not in use). Front-facing double-glazed window overlooking the garden, hatch to Kitchen. Storage cupboard housing electricity meter and two radiators.

Bathroom: (Ground Floor) (3.1m x 2.3m)

Set under the stairs, the bathroom offers attractive tiled flooring, a wash-hand basin, WC and shower Cubicle. There is one radiator and an electric wall heater.

Lounge: (5.37m x 4.32m)

Mosaic parquet wooden flooring and exposed beams. Large brick fireplace with characteristic beam and brick alcove to include a wood-burner. Double-glazed windows to both front and rear of property. Three radiators and TV aerial socket.

Utility Room:

Natural tiled flooring, exposed beams, circular sink and tap set in wood worktop with a cupboard underneath. Space for appliances with one radiator. The utility leads off the kitchen and has a door leading into the back garden.

Wooden staircase with carpet runner leading to first floor

First Floor

Master Bedroom:

Lovely large main bedroom offering front and back aspect windows.

Storage cupboard with hanging rail.

En'suite Bathroom to include patterned flooring, WC, wash-hand basin, bath with electric shower overhead and white tiled walls. Double-glazed windows and one radiator.

Bedroom Two: (6.64m x 3.69m)

Front and back aspect windows. Character alcove. Cupboard housing hot water cylinder. TV aerial and radiator.

Bedroom Three: (4.63 x 4.06)

Front-facing aspect window, one radiator.

The windows to the back of the property on the first floor are frosted.

Front & Rear Gardens:

There is a substantial garden towards the front of the house, including a patio and gravelled area and a small enclosed garden at the rear.

Services:

The property benefits from mains electricity and water, a septic tank and an Air Source Heat pump.









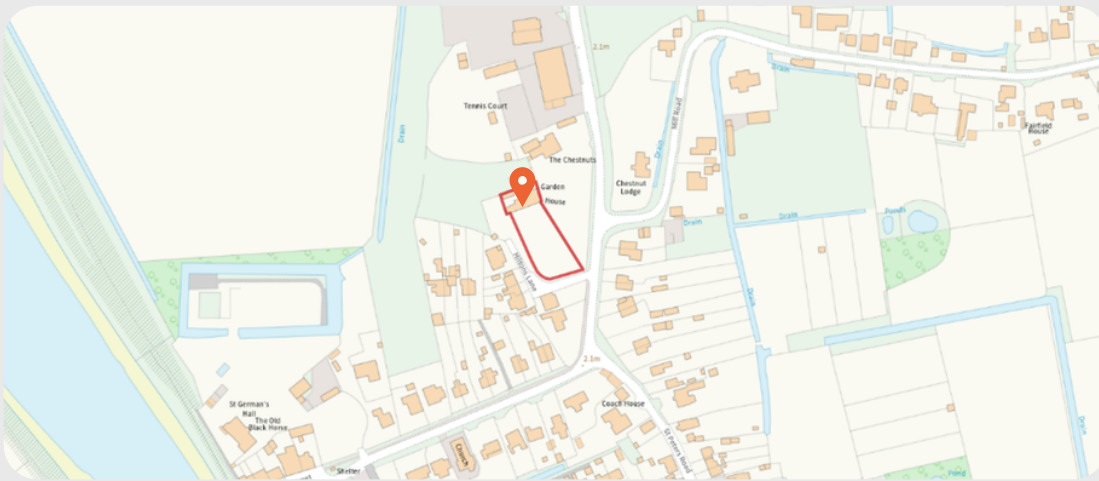












Boundaries, Plans, Areas, Schedules and Disputes

The tenant will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the Letting Agent whose decision acting as Experts shall be final.

Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Landlord's Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

Services

The property benefits from mains electricity, mains water and an Air Source Heat pump.

Measurements

All measurements and areas are approximate. While we endeavor to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Deposit

A deposit of **£1,673.00** will be payable prior to the commencement of the tenancy. The deposit is held by the Landlord 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 held 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.

Local authority

Borough Council for Kings Lynn & West Norfolk
Kings Court
Chapel Street
Kings Lynn
PE30 1EX

Council Tax

The Council Tax Band for this property is C

Energy Performance Certificate

Garden Cottage has an EPC Rating of D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

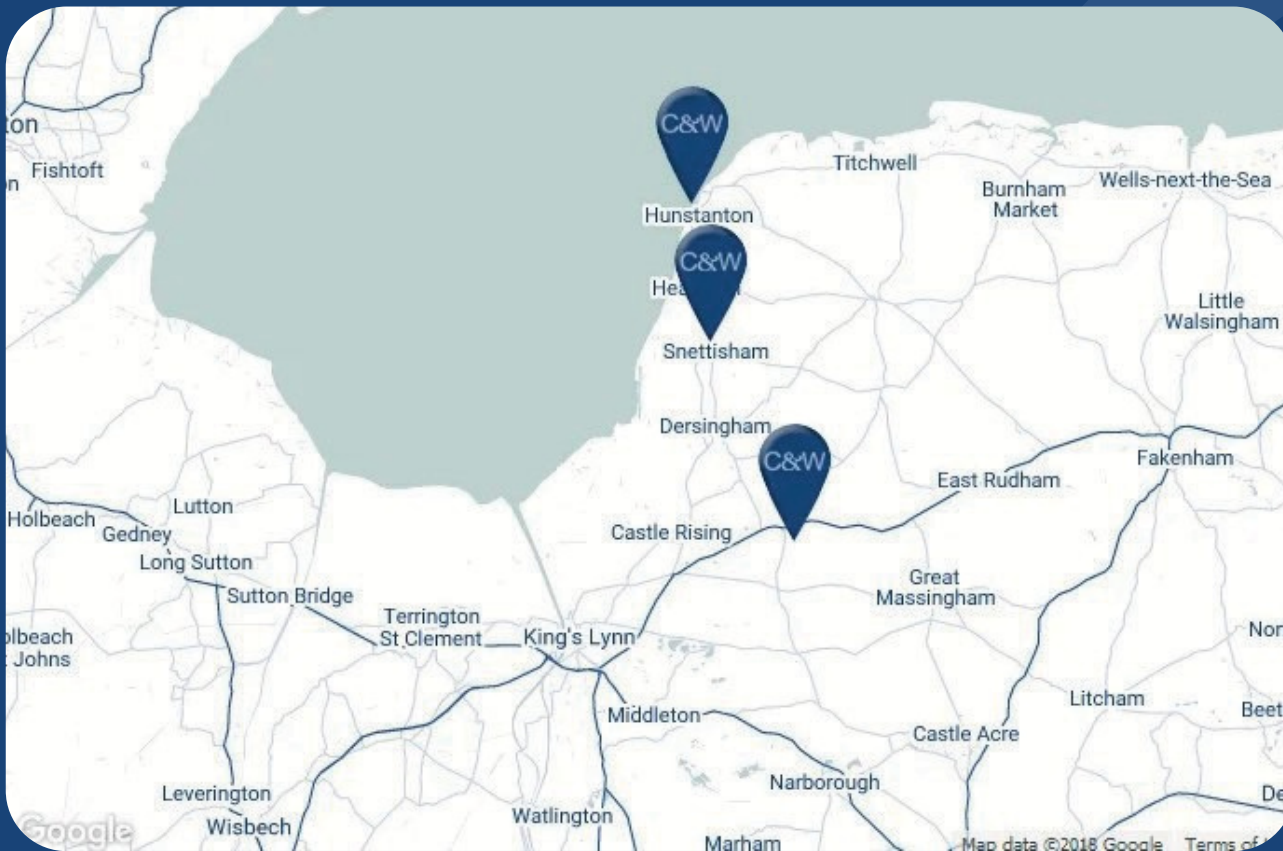
Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Tenants are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of let.

Important Notice

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, utilities, fixtures or fittings 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 parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. 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 or the Landlord.



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Sole Agents:

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