

**£1,650 pcm**



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## **3 Back Lane Lound, NR32 5NE**

- COTTAGE IN RURAL LOCATION
- FOUR BEDROOMS, ONE ENSUITE
- GROUND FLOOR CLOAKROOM WC
- ENCLOSED REAR GARDEN
- AIR SOURCE HEAT PUMP
- 'OPEN PLAN' KITCHEN DINER
- SOLAR PANELS
- PLENTY OF PARKING
- SOUGHT AFTER LOCATION
- AVAILABLE NOW

## ACCOMMODATION

### GROUND FLOOR

#### KITCHEN/DINER 5.69m x 3.73m (18' 8" x 12' 3")

Enter through the Frech Doors directly into this rustic 'Farmhouse' style Kitchen Diner. The dining area allows ample space for your dining table and an opening lead you to the Living room, while at the kitchen end, a range of base and wall units, complete with 'shaker' style doors are fitted to two walls with wood worktops over. There's a one and half bowl sink and there is plenty of space for a range cooker, fridge freezer and automatic washing machine or dishwasher. There's a window to rear aspect, two radiators and ceramic tiles underfoot.

#### UTILITY / BOOT ROOM 2.74m x 2.51m (9' x 8' 3")

What was originally part of the garage to this house, this useful space make for excellent kitchen overspill with stacks of shelving, tiled floor and radiator. A door leads to...

#### BEDROOM 4 3.43m x 2.74m (11' 3" x 9')

A handy ground floor Bedroom with a window to front aspect, radiator and laminate floor.

#### REAR LOBBY

The back door leads you outside and a door to...

#### CLOAKROOM WC 1.83m x 0.99m (6' x 3' 3")

Essential for the family is the downstairs loo. A suite comprises of a low-level WC and wash hand basin; there's also a window featured.

#### LIVING ROOM 5.94m x 3.94m (19' 6" x 12' 11")

Another rustic room, spacious yet full of character with a wood flooring underfoot, brick feature fireplace, two windows and two radiators. The staircase leads up to all first-floor rooms.

### FIRST FLOOR

#### LANDING

At the top of the staircase, this huge Landing features two windows and doors lead off to three bedrooms and shower Room.

#### Bedroom 1 4.17m x 2.77m (13' 8" x 9' 1") MAX

Located at the rear of the cottage, the Master features a window with rear Garden views, wardrobe, radiator and wood floor.

#### Ensuite 2.29m x 1.41m (7' 6" x 4' 8")

A modern contemporary suite comprises of a fully tiled shower cubicle, wash hand basin and WC. An opaque window and wood floor also feature.

#### Bedroom 2 4.04m x 3.33m (13' 3" x 10' 11")

A good size double with a window to front aspect, wood floor and radiator.

#### Bedroom 3 4.67m x 2.01m (15' 4" x 6' 7")

Another good size bedroom with a window to front aspect, wood floor and radiator.

#### SHOWER ROOM 2.50m x 1.70m (8' 2" x 5' 7")

A modern contemporary suite comprises huge fully tiled walk-in shower cubicle, low level WC and wash hand basin. A tiled floor and towel rail radiator is also fitted.

### OUTSIDE

A large driveway will accommodate two cars and a lockable gate leads you up the side of the cottage to the rear.

This beautiful, enclosed country Garden features a large decked area adjacent to the house, up some steps to a lawned area and stunning farmland views beyond.

### TERMS OF TENANCY

**TENANCY:** The property is offered on an **Assured Periodic Tenancy Agreement**.

**RENT:** £1,650.00 per month payable in advance. Tenant to pay for electricity, gas (if appropriate), council tax, water and sewage rates, telephone (if appropriate).

**DEPOSIT:** In addition to paying the rent, the tenants are required to place a sum of £1,750.00 deposit with One Estates to be held by Tenancy Deposit Protection throughout the duration of the tenancy.

On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from the inventory.

### SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY:

|                              |           |
|------------------------------|-----------|
| First months rent in advance | £1,650.00 |
| Deposit                      | £1,750.00 |
| Total:                       | £3,400.00 |

**HOLDING DEPOSIT:** In order to secure a property and remove it from the market while One Estate Agents completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (£375.00) will be payable to One Estate Agents before the application can be completed. Listed below are grounds on which the holding deposit is not refundable: 1. If you the tenant pulls out of the tenancy before the contracts are signed. 2. If you the tenant fails a Right to Rent check. 3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit. 4. If you the tenant doesn't enter the agreement by the deadline. 5. If you the tenant are delaying and not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised.

**HOW TO RENT GUIDE:** This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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## 4 BEDROOMS | DETACHED COUNTRY COTTAGE | AVAILABLE TO RENT

We are delighted to offer for rent this beautifully presented larger style cottage located in a country lane on the outskirts of the village of Lound, on the Suffolk/Norfolk border. Full of character and rustic charm, the accommodation boasts a farmhouse style Kitchen Diner, good size Lounge, a handy Utility / Boot Room, packed with storage, Bedroom 4 and a Cloakroom WC on the ground floor, while on the first floor, three Bedrooms, one of which is Ensuite and contemporary Family Shower Room. All this with hard flooring throughout and freshly decorated in a fitting country style.

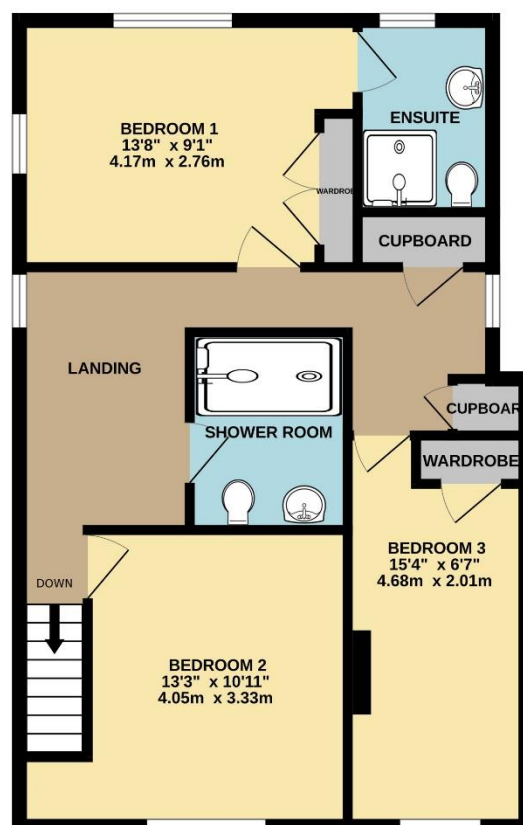
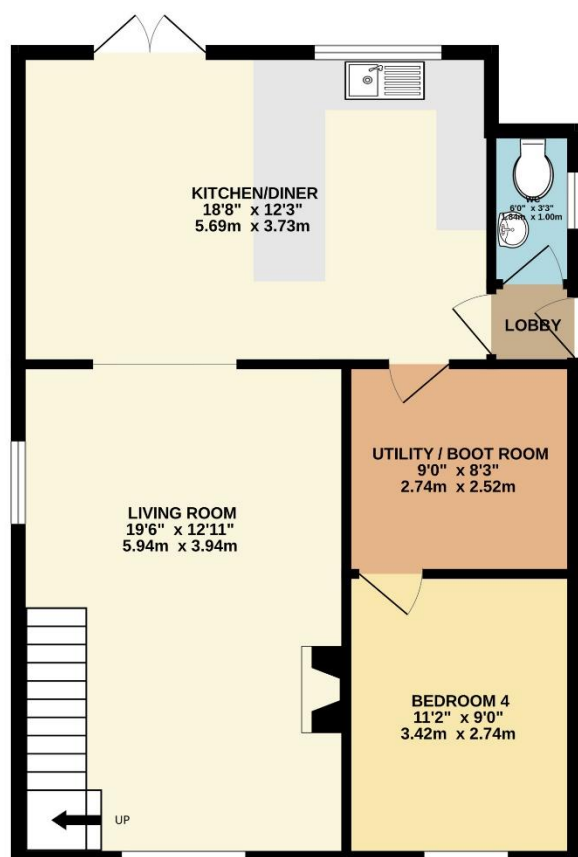
There's also a Driveway and good sized enclosed Rear Garden with farmland views.

### HEAT SOURCE PUMP | SOLAR PANELS

### LOCATION AND AMENITIES

Back Lane is a country lane which joins Dorking Road and Yarmouth Road, just outside the hamlet of Lound located between Gorleston and Lowestoft parallel with the A47. Enjoy the tranquil country life here in a village which has no shops, just a Village Hall, Pub and Coffee Shop. The A47 is less than a mile away and offers super links to Great Yarmouth and the City of Norwich, while the towns of Gorleston and Lowestoft offer all main high street brands. Good schools are available nearby making this an ideal property for the whole family. For those sunny days, the beach, broads and stunning Suffolk countryside are right on your doorstep.

**Contact: ONE ESTATE AGENTS | Phone: 01502 733399 | Email: [info@one-estates.co.uk](mailto:info@one-estates.co.uk)**



3 BACK LANE, LOUND

TOTAL FLOOR AREA : 1292 sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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