



LANCASTER ROAD, ATTLEBOROUGH

£1,650 PCM

Unfurnished nearly new three-bedroom detached house situated on a corner plot. Master bedroom with en-suite, family bathroom with a shower over. Single garage and driveway parking for 2 cars.

Unfurnished three bedroom detached house situated on a corner plot. The property comprises three spacious bedrooms, including a master suite complete with an ensuite bathroom and built-in wardrobes.

Full accommodation details:-

The heart of the home is the bright and airy open-plan kitchen and dining area, featuring integrated appliances that make entertaining and daily living a breeze. Downstairs, there is a convenient WC for guests.

Additional benefits include a single garage with an electricity and a driveway, providing ample off-road parking. The enclosed rear garden offers a private outdoor space with pleasant park views.

Located within excellent reach of Attleborough's amenities, facilities, and highly regarded local schools, this detached house benefits from gas-fired central heating throughout.

Entrance into hallway with all doors leading to all rooms, tiled flooring, door to understairs storage cupboard, radiator

WC - Whit white 2 piece suite, half tiled walls and tiled flooring.

Sitting Room:- 18'2" x 9'8" (5.54m x 2.95m) Dual aspect upvc double glazed windows with sash style bay window to the side and standard to the front both with blinds and curtains, fitted carpet, two radiators, TV point

Kitchen / Diner 18'2" x 10'0" (5.54m x 3.07m) Narrowing to 2.46m (8'1") in the kitchen area, double aspect upvc double glazed window to the front and French style doors to the rear both with blinds. Full range of grey shaker style wall and base units with chrome handles, 1 1/2 bowl single drainer stainless steel sink with mixer tap. Built in electric oven and inset four ring gas hob, integrated fridge freezer, dishwasher and washing machine. Space for dining room table and chairs, two radiators and tiled flooring.

Landing

Rear aspect upvc double glazed window, storage cupboard and fitted carpet

Master Bedroom 11'10" x 9'10" (3.63m x 3.02m) Dual aspect upvc double glazed windows to front and side with curtains, built in wardrobes either side of the ensuite shower room door, fitted carpet, radiator and TV point.

Ensuite Shower Room. Rear aspect obscured glass upvc double glazed window, 3 piece white suite comprising of an double shower cubicle, pedestal wash hand basin and WC. Half tiled walls and tiled flooring, heated towel rail.

Bedroom 2 - 10'2" x 8'11" (3.10m x 2.72m) Upvc double glazed window to rear aspect with curtains, fitted carpet and radiator

Bedroom 3 - 9'1" x 8'9" (2.79m x 2.69m) Front aspect upvc double glazed window with curtains, fitted carpet and radiator.

Family Bathroom Front aspect obscured glass upvc double glazed window, 3 piece suite in white comprising of a bath with shower over, pedestal wash hand basin and WC, heated towel rail and tiled flooring

Outside Rear

Good sized rear garden mainly laid to law with patio area and pathway leading to garage and driveway parking along with decked area.

Single garage with power and lights, an up and over door, driveway in front with parking for up to 2 vehicles

The rent does not include payment to service providers in respect of utilities, communication services, TV licence and council tax.

Available to let approximately 30th January 2026

Breckland Council Tax Band D - £2372 (25/26)

For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

Viewings - strictly by appointment with Kings & Co Lettings

References are undertaken by an external referencing agency and are subject to a minimum of a 3-day turnaround. The tenancy will not commence until we have received satisfactory references.

All adults wishing to live at the property will be named on the Tenancy Agreement. The Tenancy Agreement will provide for all persons under the tenancy to be jointly and severally liable for the covenants contained therein.

We endeavour to make our property details accurate and reliable; however, they do not constitute or form part of an offer or any contract, and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective renters only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Council Tax Band: D (Breckland Council)

Deposit: £1,900

Holding Deposit: £380

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains
Water supply: Mains
Sewerage: Mains





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

