



**Church Lanes, Fakenham NR21 9DG**



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## **Church Lanes, Fakenham**

Offered to the market is this perfect first time buy or investment property. Church Lanes is within walking distance to Fakenham town centre providing easy commute. The property benefits from two double bedrooms, two reception rooms, a family bathroom and large garden.



### Lounge

12' 9" x 12' ( 3.89m x 3.66m )

Radiator, fireplace, wall lights, carpet, door to the front and uPVC window to the front of the property.

### Dining Room

10' 9" x 10' 7" ( 3.28m x 3.23m )

Stairs to first floor, storage cupboard, carpet, radiator, uPVC window to the rear of the property.

### Kitchen

13' 2" x 5' 9" ( 4.01m x 1.75m )

Kitchen with wall and base units, electric hob with oven, sink with drainer, space for washing machine, breakfast bar, vinyl flooring, radiator and two uPVC windows to the side of the property.

### Landing

Carpet and airing cupboard.

### Bedroom One

12' x 10' 7" ( 3.66m x 3.23m )

Two storage cupboards, ceiling lights, radiator and uPVC window to the front of the property.

### Bedroom Two

11' x 5' 7" ( 3.35m x 1.70m )

Radiator, carpet and uPVC window to the rear of the property.

### Bathroom

Suite comprising of new shower, new WC, wash hand basin with vanity unit, fully tiled and uPVC window to the rear of the property.

### Outside

The garden is laid to lawn with a patio seating area to the rear of the property.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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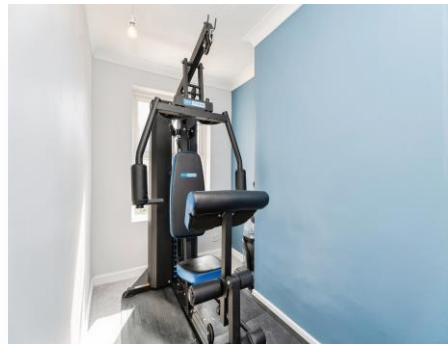
## Church Lanes, Fakenham

- TERRACED COTTAGE
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- RECENTLY RENOVATED
- LARGE GARDEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in excess of

**£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
FKM108345 - 0002

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