



**Sandy Lane, Fakenham NR21 9EX**



**welcome to**

## **Sandy Lane, Fakenham**

A beautifully renovated and finished three bedroom detached family home. Offering spacious accommodation throughout and boasting a large well maintained garden. Perfectly situated within a popular area of Fakenham,



### Entrance Hall

Stairs to first floor, understairs cupboard, radiator, feature tiled matwell, italian flooring and door to the front.

### Lounge

10' 5" x 21' 9" ( 3.17m x 6.63m )

Woodburner, two radiators, carpet, window to front and French doors to rear.

### Dining Room

10' 5" x 12' 5" ( 3.17m x 3.78m )

Ornate fire place, radiator, carpet, two storage cupboards and window to front.

### Kitchen

16' 9" x 8' 9" ( 5.11m x 2.67m )

Kitchen with wall and base units, built in oven, with gas hob over, extractor hood over, ceramic sink, space for washing machine, space for dish washer, space for fridge freezer, radiator, spotlights, cupboard housing boiler, glass roof at one end of kitchen with built in cupboard, vinyl flooring, window to rear and French doors to garden.

### Cloakroom

WC and vanity sink.

### Landing

Loft access and window to the front.

### Bedroom One

10' 5" x 11' 10" ( 3.17m x 3.61m )

Built in double wardrobes, carpet, radiator and window to front.

### Bedroom Two

10' 5" x 12' 6" ( 3.17m x 3.81m )

Built in double wardrobes, shelved cupboard, radiator and window to front.

### Bedroom Three

8' 11" x 10' 5" ( 2.72m x 3.17m )

Radiator and two windows to rear.

### Bathroom

Suite comprising of bath with shower over, part tiled walls, WC, vanity sink, heated towel rail, spotlights and window to rear.



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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## **Sandy Lane, Fakenham**

- BEAUTIFULLY FINISHED
- SOUGHT AFTER LOCATION
- THREE DOUBLE BEDROOMS
- DINING ROOM / FOURTH BEDROOM
- STUNNING REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £435,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FKM108406 - 0003

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