



Lancaster Road, Sculthorpe Fakenham NR21 7PY

welcome to

Lancaster Road, Sculthorpe Fakenham

A sizeable family home with 3 double bedrooms, lounge with wood/multifuel burner, garden room, utility, and kitchen. The property also benefits from an ensuite to the master, a family bathroom, and a downstairs cloakroom. The property boasts a garage, ample parking & a private enclosed rear garden.



Entrance Porch

Lobby, radiator and store cupboard.

Lounge

15' x 11' (4.57m x 3.35m)

Wood/multifuel burner, two radiators window into conservatory and front of the property.

Garden Room / Conservatory

12' x 11' 6" (3.66m x 3.51m)

Radiator and door to the garden.

Kitchen

11' 1" x 12' 4" (3.38m x 3.76m)

Kitchen with wall and base units, (Bosch appliances) integrated oven, microwave, fridge freezer, dishwasher, sink, new flooring, radiator and door to the garden.

Utility Room

7' 4" x 6' 3" + recess (2.24m x 1.91m + recess)

Space for washing machine and tumble dryer, radiator & storage for boiler.

Cloakroom

WC and radiator.

Landing

2 Storage cupboards and window to the rear.

Bedroom One (ground Floor)

8' 4" x 12' 7" (2.54m x 3.84m)

Fitted wardrobes, radiator and window to the front.

En Suite

Suite comprising of bath with shower over, WC, radiator and wash hand basin.

Bedroom Two

15' x 11' (4.57m x 3.35m)

Fitted cupboard, airing cupboard with radiator and window to the front.

Bedroom Three

10' x 11' 4" (3.05m x 3.45m)

Fitted wardrobe, radiator and window to the front.

Bathroom

Suite comprising of bath with shower over, WC, radiator, wash hand basin and window to the rear.

Outside

Private enclosed garden with gazebo, shed and garage.



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



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welcome to

Lancaster Road, Sculthorpe Fakenham

- Rural location & private plot
- Lounge with wood/multifuel burner
- Three double bedrooms
- Ample parking
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

offers in the region of

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM107974 - 0009

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