

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' ($4.57m \times 3.35m$) 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' ($4.57m \times 3.35m$) 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(6). Powered by www.focalagent.com





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

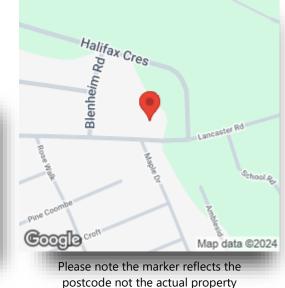
£250,000





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Property Ref: FKM107974 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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