



Front Street,
Binham

SOWERBYS

Upon arrival to this enchanting grade II listed cottage, prospective tenants are immediately greeted in to a newly renovated kitchen/diner.

Home to an abundance of both cupboard & worktop units, the contemporary fitted kitchen is ideal for those looking to display their culinary skills. The fully equipped kitchen is offered with an electric rangemaster cooker, a dishwasher & under counter fridge freezer. Lending itself for entertainment & reception throughout all times of the day, the open plan dining area is complete with French doors leading to the private rear enclosed garden.

Beyond the kitchen, prospective tenants will find a cosy sitting room which showcasing a wealth of character, features an operational wood burner, ready to provide an ambient heat amongst the upcoming Autumnal months. The sitting room boasts versatile dimensions with space for all desired furnishings. Completing the ground floor accommodation is a cloakroom comprising a walk in shower, wash basin, WC, a heated towel rail & a washer/dryer.

Stairs located in the sitting room lead to the first floor bedroom and bathroom accommodation.

Flooded in natural light, the primary bedroom is a generous double room which allowing for all traditional furnishings features a fitted cupboard. The second bedroom, another comfortable double room benefiting from a fitted cupboard could alternatively be utilised as an office/study for those working remotely. Complimenting the bedrooms is a first floor shower room which comprises a walk in shower, wash basin, WC & a heated towel rail.

Externally, prospective tenants will find ample on street parking to the front of the property. The private rear enclosed garden features an extensive gravel area ideal for Al Fresco dining, a timber structure storage shed & a wealth of mature shrubbery.

The property can be offered both unfurnished or furnished & is available now on an initial 12 month tenancy.

FAKENHAM

Fakenham offers the perfect blend of market town charm and coastal proximity. Located just ten miles from sandy beaches and positioned halfway between King's Lynn and Norwich, with easy access to Holt and Swaffham, it ensures a convenient commute.

After work, residents can enjoy the thriving Central Cinema or engage in activities like glass-blowing at Langham Glass, exploring nature at Pensthorpe, or taking a stroll at Sculthorpe Moor. For those seeking more excitement, Fakenham Racecourse offers a day of racing, while Fakenham Golf Club provides a scenic setting around the racecourse. Nearby Thursford features a remarkable collection of steam engines and organs, famous for its Christmas spectacular.

Explore Fakenham's history through the Lancaster Heritage Trail, with 32 plaques highlighting its industrial past, including printing blocks dating back to 1250 embedded in the market square. The town hosts a lively market every Thursday and a farmers' market on the last Saturday of the month.

Fakenham boasts a variety of homes, from grand residences to character cottages and modern new-builds. Food enthusiasts will appreciate Walsingham Farm Shops for local meats and Mrs Temple's award-winning cheese. Dining options include historic spots like The Ostrich Inn, serving since 1841, and Sculthorpe Mill, honoured with a Michelin Bib Gourmand in 2022.

With its ideal location, diverse housing options, and thriving local businesses, Fakenham is a prime place to settle down.

AGENT'S NOTES

Available Now
Electric Heating
Furniture Optional
Pets By Negotiation
12 Month Initial Tenancy

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3Words - [///curlymeanestspeedy](https://www.what3words.com/curlymeanestspeedy)



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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