



Introducing
Sandy Lane, Fakenham

SOWERBYS

This charming two-bedroom detached bungalow is ideally located within easy reach of the vibrant Fakenham town centre. The versatile and well-presented accommodation briefly comprises two double bedrooms, a modern fitted kitchen, pantry, sitting room, bathroom, and conservatory. The property will be available from 27th January. Upon entering the property, prospective tenants are welcomed into the entrance hall, which provides access to all rooms. The modern kitchen is well equipped with an abundance of cupboard and worktop space and includes an integrated electric oven and hob, along with a dishwasher. Leading from the kitchen is a pantry housing a fridge freezer and washing machine, offering additional practical storage.

The cosy sitting room, located at the rear of the bungalow, features a working wood burner and enjoys views over the private enclosed garden, making it an ideal space to relax during the winter months. The room offers generous dimensions suitable for a full range of furnishings. The principal bedroom is also impressively sized and benefits from its own operational wood burner, providing both comfort and character.

The second bedroom is another comfortable double and could alternatively be used as a home office or study. The accommodation is completed by the family bathroom, which is fitted with a shower over the bath, wash basin, WC, and heated towel rail.

Further enhancing the property is the conservatory, which overlooks the private garden and serves as an additional reception room, separate from the main sitting room.

Externally, the bungalow is approached via a gravel driveway offering ample parking for up to four vehicles. To the rear, the private enclosed garden is predominantly laid to lawn and features a spacious patio area alongside a variety of mature shrubs, creating an attractive and peaceful outdoor space.

FAKENHAM

Fakenham has been voted the 7th best place to live in Britain by Country Life magazine. It's a market town in central Norfolk - halfway between King's Lynn and Norwich. It has a Thursday market that dates back to 1250 and a Farmers Market on the last Saturday of each month with great locally grown organic produce! It's often called the Gateway to the North Norfolk Coast as it's well positioned for the coast and other local attractions like Pensthorpe Waterfowl Park and Fakenham Racecourse. Easy to get to are Holkham Hall, Sandringham and the Thursford Collection of steam engines and funfair rides with its wonderful Christmas Spectacular Show - the largest of its kind in England. There are plenty of places to eat in the town including pubs, cafes and restaurants, as well as a four-screen cinema and the Gallows Sports Centre with golf, squash, tennis, archery, rifle shooting and bowls. Rail access is via King's Lynn (20 miles) or Norwich (25 miles). Norwich International Airport is rapidly becoming a major feeder airport for worldwide travel via Schiphol.

AGENT'S NOTE

Pets By Negotiation

Gas Central Heating

Available January 27th 2026

12 Month Initial Tenancy

Long Term Tenancy Available

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. 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 - ///gold.spirit.badminton



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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