



**Church Lanes, Fakenham NR21 9DE**

**welcome to**

**Church Lanes, Fakenham**

This characterful and extended two bedroom end terrace cottage with good size front and rear gardens is situated in Fakenham town centre within easy walking distance of shops, schools and town amenities!



## Accommodation Entrance Hall

Victorian tiled flooring. Radiator. Door to the front.

## Dining Room

Double galzed sash window to the front. Wood flooring. Fireplace. Picture rails. Radiator.

## Lounge

Double glazed window to the side. Sash Window to the rear. Carpetted flooring. Fireplace. Radiator.

## Kitchen

Tiled flooring. Tiled splashbacks. Skylight. Stainless steel sink drainer. Wash basin. Range coker. Space for fridge freezer. Plumbing for washing machine. Space for tumble dryer. Radiator. Door to the rear. Gas central heating boiler.

## Shower Room

Situated on ground level with vinyl flooring, Fitted with WC, shower cubicle, wash hand basin and an extractor fan. Skylight.

## Bedroom One

Carpetted flooring. Double glazed sash window to the front. Radiator.

## En Suite

Fitted with WC, shower cubicle, wash hand basin and an extractor fan. Vinyl flooring.

## Bedroom Two

Carpetted flooring. Double glazed window to the rear. Radiator.

## Loft Room

Double glazed window to the front. Carpetted flooring. Radiator. Eaves storage.

## Rear Garden

Bisected lawn garden with patio area. Bushes and shrubs. Shed at the rear. Passage to the front.

## Agent Notes

The vendor has advised the shower in the en suite bathroom is not currently functional. Please call the branch for further information.



Total floor area 105.3 m<sup>2</sup> (1,134 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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## Church Lanes, Fakenham

- End Terraced Cottage
- Converted Loft Room
- Master Bedroom with En Suite
- Extended Kitchen Area
- Walking Distance to Fakenham Town Centre

Tenure: Freehold EPC Rating: E

Council Tax Band: A

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FKM108184 - 0005

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