



The Lawn, Fakenham NR21 8DT

welcome to

The Lawn, Fakenham

- No Onward Chain
- Under Floor Heating on Ground Floor
- Integral Garage and Driveway Parking
- Master Bedroom with En Suite Shower Room
- Ideal Family Home

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£400,000

view this property online williamhbrown.co.uk/Property/FKM108756



Property Ref:
FKM108756 - 0004

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.

Entrance Hall

Door to front, under stairs cupboard, stairs to first floor, telephone point and carpeted flooring

Living Room

Window to front aspect, feature fireplace, double doors leading into Dining Room and carpeted flooring

Dining Room

Sliding doors into Conservatory, door into Kitchen and carpeted flooring

Kitchen

Fitted kitchen with range of wall and base units with work surfaces over, eye level electric oven and gas hob with cooker hood above, space for fridge freezer, one and a half sized sink drainer, plumbing for washing machine, door to side and windows to the rear aspect, tiled flooring

Conservatory

uPVC conservatory with door into garden, television point, power sockets and carpeted flooring

Cloakroom

Suite comprising WC, wash hand basin, window to side and tiled flooring

First Floor Landing

Airing cupboard housing water tank, radiator and carpeted flooring

Master Bedroom

Window to front aspect, radiator, built-in wardrobes and carpeted flooring

En Suite Shower Room

Suite comprising shower cubicle, vanity wash hand basin, WC, heated towel rail and tiled flooring

Bedroom Two

Window to front aspect, radiator, built-in wardrobe and carpeted flooring

Bedroom Three

Window to rear aspect, radiator, built-in wardrobes and carpeted flooring

Bedroom Four

Window to rear aspect, built-in wardrobes, radiator and carpeted flooring

Family Bathroom

Suite comprising bath with shower above, vanity wash hand basin, WC, radiator, window to rear aspect and vinyl flooring

Exterior

The property benefits from an integral garage with electric up and over door, gas central heating boiler, power and lighting. At the front of the property is a driveway offering parking and at the rear of the property is a well maintained garden mainly laid to lawn with mature bushes, shrubs, patio, greenhouse, apple tree and side access gate



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM,
Norfolk, NR21 9DY



williamhbrown.co.uk