



**Middle Cottage,
Back Lane,
Mileham
PE32 2PP.**

Offers sought in the region of
£220,000
FREEHOLD

NO ONWARD CHAIN!

Very attractive, fully modernised, mid-terrace Cottage with traditional brick and flint faced elevations, modern electric heating and sealed unit double glazing.

The cottage retains many character features including a wood burning stove, latch doors, and a quarry tiled floor.

The property is set well back from the road, in a lovely South-facing position with ample parking space, and well fenced gardens to the front and rear – within walking distance of the village Shop/Post Office and open farmland.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham take the B.1146 Dereham Road and proceed for 6½ miles to the staggered crossroads just outside Brisley. Turn right onto the B.1145 as signed Mileham (2 miles), and follow the road into the village. Turn right just before the village Post Office/Stores into Back Lane, and the property is on the right just after the phone box, as marked by a for sale board.

Location: Mileham is a rural mid Norfolk village with a scattering of both modern and period houses, a general store with a post office, a ruined castle, Church a village hall hosting a number of social activities and attractive well-wooded surrounding countryside. The village is conveniently located between the market towns of Fakenham, Dereham and Swaffham with good access to the large town of Kings Lynn and the city of Norwich. The village is also in the catchment area for Litcham School and Doctors surgery, just 2 miles away. Litcham offers other facilities such as a village shop, butchers, pub and playground.



To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.

Tel: 01328 864763.

Email: office@baileybirdandwarren.co.uk

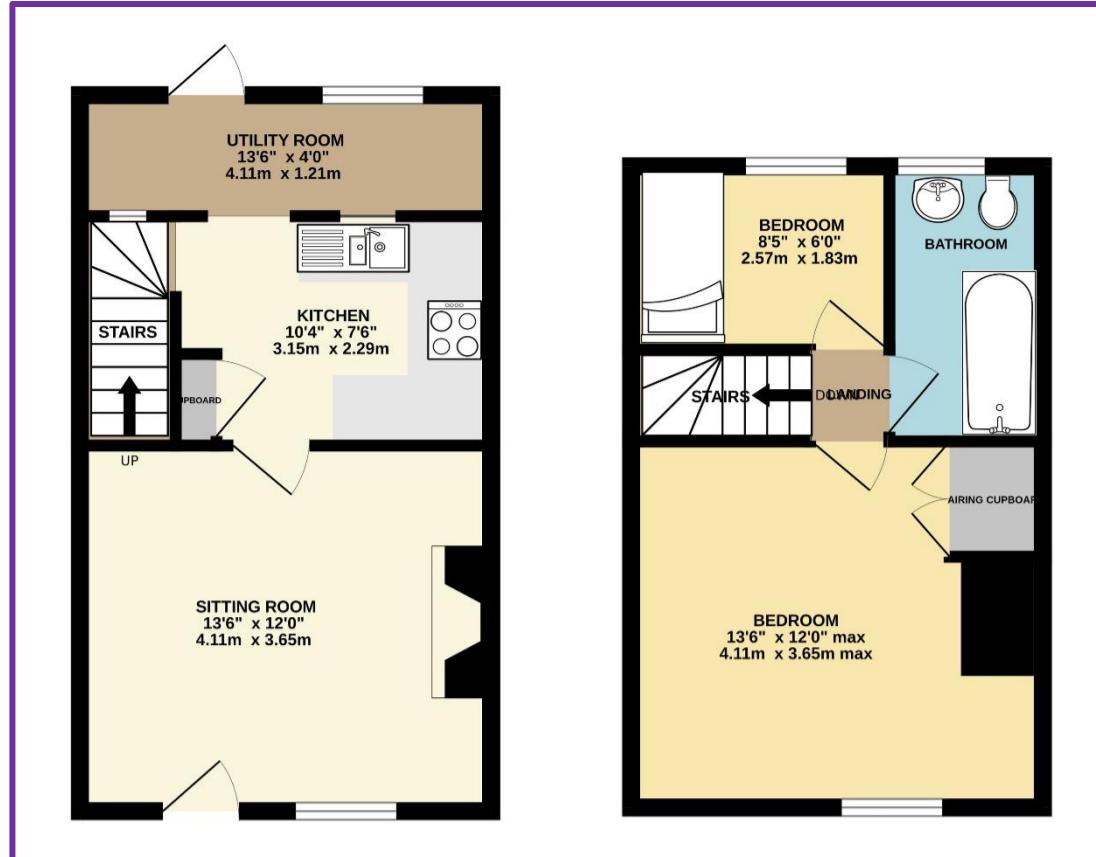
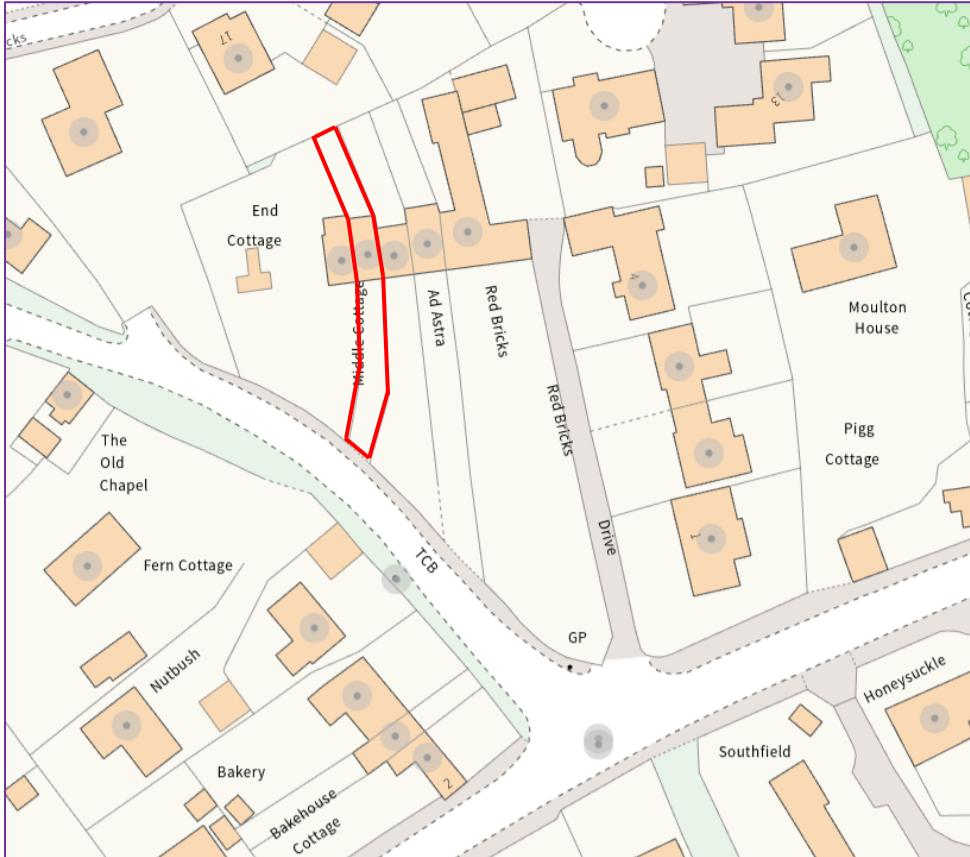
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Ground Floor: Half double glazed door to

Sitting room: 13'6" x 12'0" (4.1m x 3.7m).

Brick fireplace with wood burning stove, quarry tiled hearth and timber mantle shelf over. Electric radiator. TV point. Latch door to;

Kitchen: 10'4" x 7'6", (3.2m x 2.3m).

1½ bowl ceramic sink unit with pedestal mixer tap, set in wooden work top with tiled splashback, and drawers, cupboards, refrigerator, appliance space and plumbing for washing machine under. Built-in 4 ring electric hob unit with oven under, and stainless steel extractor hood over. Matching range of wall mounted cupboards. Understairs cupboard with latch door. Quarry tiled floor. Spotlights.

Utility room: 13'6" x 4'0", (4.1m x 3.7m).

Appliance space. Exposed brick and flint wall. Half double glazed door to garden.

First Floor:

Small Landing:

Bedroom 1: 13'0" x 12'0", (4.1m x 3.7m).

Built-in double airing cupboard with factory lagged hot water cylinder, fitted immersion heater and slatted shelving. Electric radiator.

Bedroom 2: 8'5" x 6'0", (2.6m x 1.8m).

Fitted bed with storage cupboard under. Electric radiator. Hatch to roof space.

Bathroom:

White suite of panelled bath with tiled surround, "Triton" shower fitting and glass screen over. Pedestal hand basin. Low level WC. Electrically heated towel rail. Extractor fan. Wainscot.

Outside:

To the front of the property and approached immediately off the road is a wide gravelled area providing ample car parking space. A pedestrian gate leads into a nicely enclosed, South-facing front garden with lawn, patio area and flower and shrub beds.

To the rear is a further, well fenced garden, with lawn, flower and shrub borders and a patio area.

A shared pedestrian path for the benefit of this and adjoining properties leads around the terrace and returns to the road. A further pedestrian right of way leads through the neighbour's garden to 2 separate **Stores**.

Services:

Mains water, electricity and drainage are connected to the property.

District Authority:

Breckland District Council, Dereham. Tel: (01362) 695333.

Tax Band: "B".

EPC: E.

