



**The Lawn, Fakenham NR21 8DT**

**welcome to**

**The Lawn, Fakenham**

\*\* GUIDE PRICE £325,000 - £350,000 \*\* A superbly presented three / four bedroom house, perfectly situated within the heart of Fakenham.



### **Entrance Hall**

Entrance door to the front, storage cupboard and stairs to the first floor landing.

### **Cloakroom**

WC and wash hand basin with tiled splashbacks.

### **Living Room**

17' 2" x 10' 8" max ( 5.23m x 3.25m max )

UPVC double glazed window to the front and side and feature fireplace with mantle surround.

### **Dining Room**

10' 10" x 6' 9" ( 3.30m x 2.06m )

Laminate flooring and tri-fold doors leading to:

### **Conservatory**

Brick and UPVC double glazed construction with double glazed windows to the rear and sides, French doors to the rear opening into the garden and laminate flooring.

### **Kitchen**

14' 7" x 10' 3" ( 4.45m x 3.12m )

Kitchen with wall and base units, space for cooker, washing machine, tumble dryer and free standing fridge/freezer. Sink with drainer, tiled splash back, door and window to the rear.

### **Office / Study**

10' x 9' 5" ( 3.05m x 2.87m )

UPVC double glazed window to the front.

### **First Floor Landing**

Stairs from the entrance hall.

### **Bedroom One**

12' x 11' 11" ( 3.66m x 3.63m )

UPVC double glazed window to the front and side and integrated double wardrobes.

### **Ensuite**

WC, wash hand basin and enclosed shower cubicle.

### **Bedroom Two**

11' 9" x 8' 7" ( 3.58m x 2.62m )

UPVC double glazed window to the front and side and integrated double wardrobes.

### **Bedroom Three**

12' x 7' 10" ( 3.66m x 2.39m )

UPVC double glazed window to the rear.

### **Bathroom**

Newly fitted three piece suite consisting of WC, basin and bath with electric shower overhead. Window to rear aspect.

### **Outside**

To the front of the property there is elevated shrubs, trees and plants.

To the rear of the property is garden laid mainly to lawn with borders and mature shrubs, as well as a patio area.

A workshop and converted garage is situated to the rear of the garden. There is both water and power in the workshop, and functional WC.

Rear gate leading to driveway parking.



**view this property online** [williamhbrown.co.uk/Property/FKM108728](http://williamhbrown.co.uk/Property/FKM108728)



welcome to

## The Lawn, Fakenham

- \*\* £325,000 - £350,000 \*\*
- THREE / FOUR BEDROOMS
- IMMACULATELY PRESENTED THROUGHOUT
- DRIVEWAY & GARAGE
- PRIVATE REAR GARDEN

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



offers in the region of

**£325,000**

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.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/FKM108728](http://williamhbrown.co.uk/Property/FKM108728)



Property Ref:  
FKM108728 - 0002

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.



william h brown



**01328 864922**



Fakenham@williamhbrown.co.uk



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



**williamhbrown.co.uk**