



**The Lawn, Fakenham, NR21 8DT**

**welcome to**

**The Lawn, Fakenham**

GUIDE PRICE £325,000 - £350,000 Immaculate home in central Fakenham offering versatile living with three bedrooms, en suite, plus additional reception/fourth bedroom. Features modern kitchen, conservatory, private garden, garage and driveway, all finished to a high standard for comfortable living.



### **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.

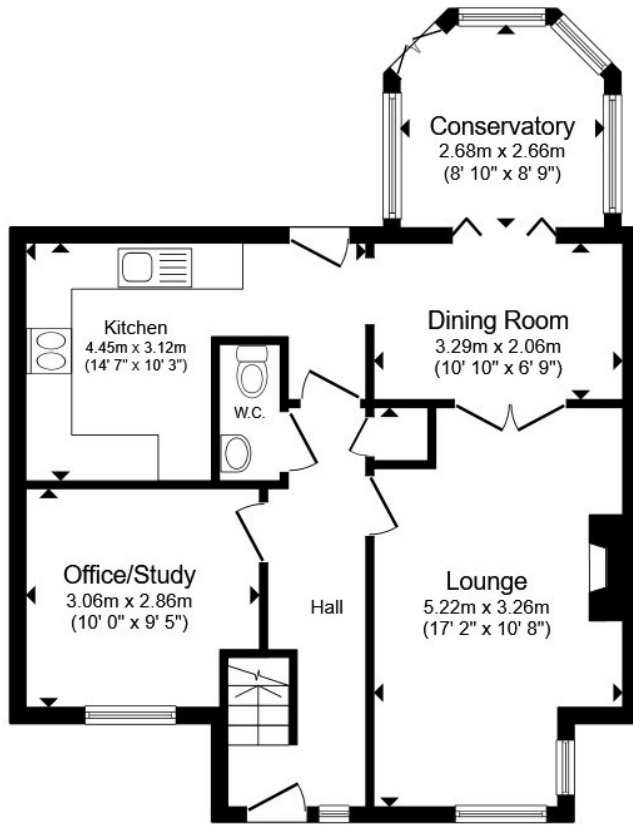
A workshop and converted garage is situated to the rear of the garden. There is both water and power in the workshop, and functional WC.

Rear gate leading to driveway parking.

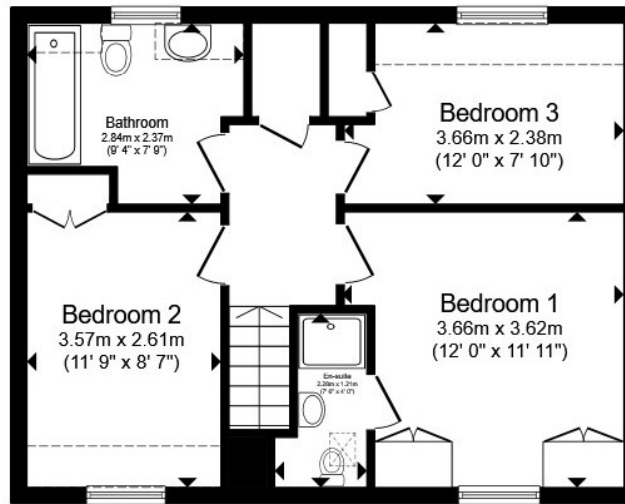


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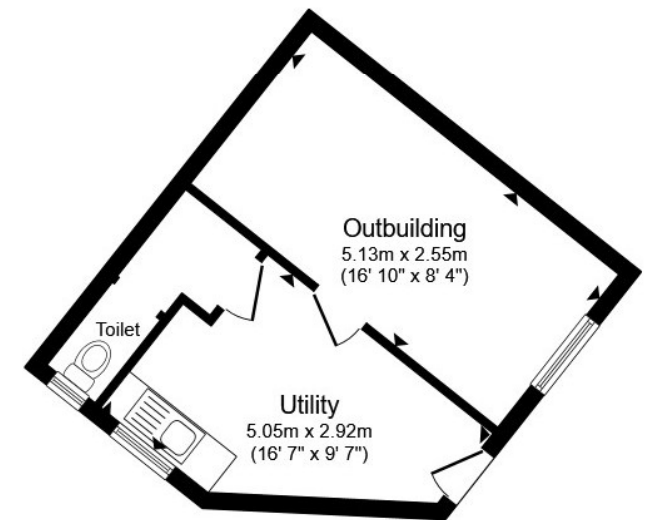




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 134.2 m<sup>2</sup> (1,444 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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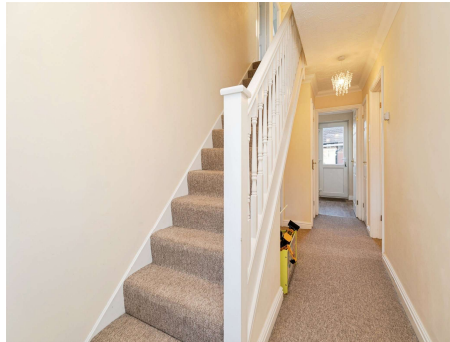
## The Lawn, Fakenham

- \*\* £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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
FKM108728 - 0003

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