

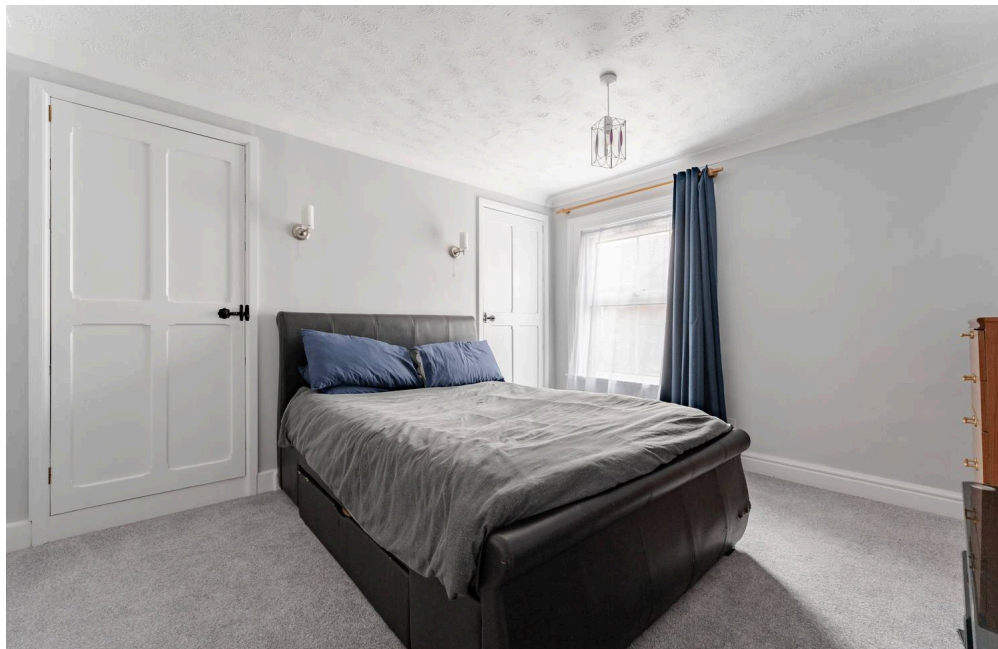
26 Church Lanes, Fakenham - NR21 9DG

£180,000 Freehold

Designed for comfortable modern living with character, this Victorian mid-terrace cottage has been recently renovated and is ready to move into. The home offers two well-sized double bedrooms and two spacious reception rooms, including a lounge with a striking fireplace and a separate dining room. The fitted kitchen features white units, wood-effect worktops, a breakfast bar, and integrated cooking appliances. A fully tiled bathroom serves the two bedrooms upstairs. Outside, the generous rear garden provides a large lawn and a private patio, ideal for relaxing or entertaining. Located just a short walk from Fakenham town centre, the property is also close to supermarkets, schools, healthcare services, and public transport, with easy access to riverside walks, green spaces, and the North Norfolk coast.

Location

Church Lanes is ideally positioned just a short stroll from Fakenham town centre, placing a wide range of amenities within easy reach. Residents can enjoy access to supermarkets, independent shops, cafés, and regular markets in the bustling town square. The area is well-served by schools, medical facilities, and public transport links, making it convenient for daily living. Nearby green spaces and riverside walks provide a peaceful escape, while excellent road connections offer straightforward routes to the North Norfolk coast and beyond. Fakenham Racecourse, Pensthorpe Natural Park, and a selection of historic sites add to the appeal, offering leisure and nature just minutes away.



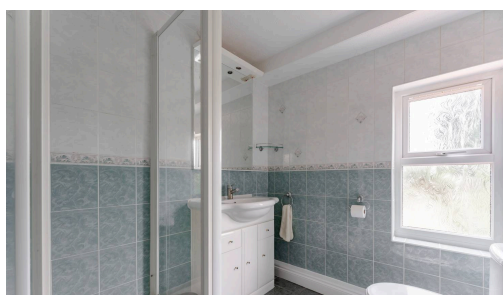
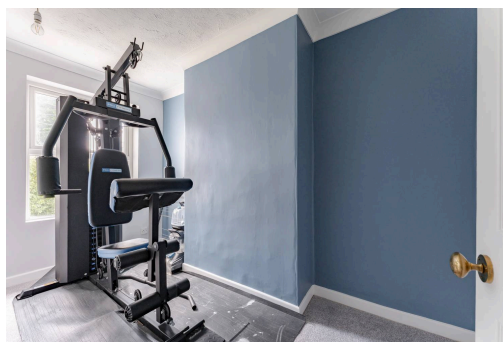
Agents notes

We understand that the property will be sold freehold, connected to all main services.

Car park fee: £200 per annum

Heating system- Gas Central Heating

Council Tax Band- A



Church Lanes, Fakenham

Step through the front door into the lounge, a bright and inviting space enhanced by a striking feature fireplace that adds both charm and character. The room is fitted with carpet flooring, thoughtfully chosen light fixtures, and a large front-facing window that floods the space with natural light.

From here, the layout flows into the dining room, complete with matching carpet flooring and a built-in storage cupboard. This room offers a versatile space for dining, working from home, or additional relaxation, with direct access to the staircase leading to the first floor.

At the rear of the home, the modern fitted kitchen is stylish and functional, featuring white units, wood-effect worktops, a built-in hob, oven, and extractor, and a breakfast bar ideal for casual dining. The wood-effect flooring complements the design, and there is plumbing and space for a washing machine. A glazed door provides direct access to the outside.

Upstairs, the property offers two generous double bedrooms, each filled with natural light from well-positioned windows and finished with soft carpeted flooring. The bedrooms provide comfortable, restful spaces with plenty of room for freestanding furniture.

The bathroom is fully tiled for ease of maintenance and includes a newly fitted walk-in shower, a recently installed WC, and a vanity unit with an integrated wash basin and storage.

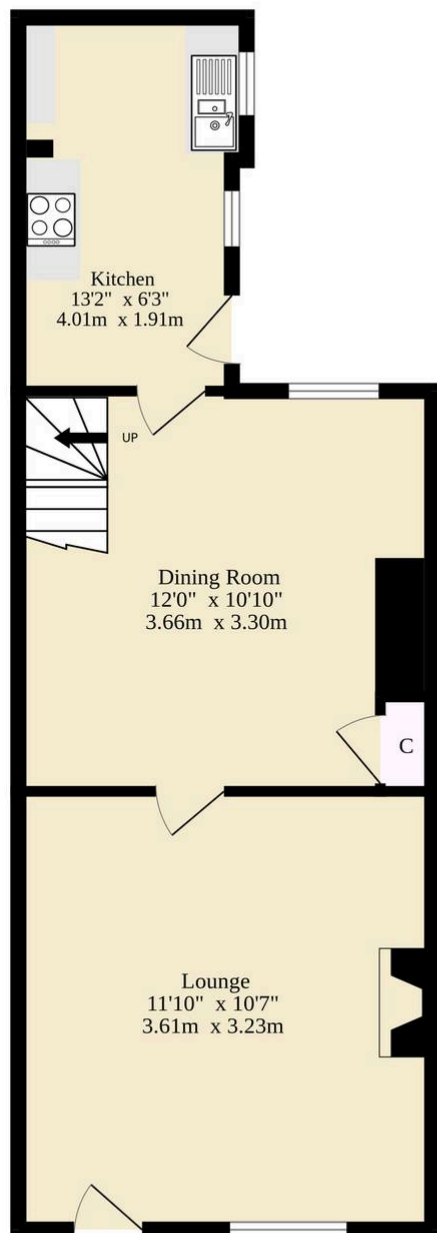
Throughout the property, you'll find double glazing which enhances both comfort and energy efficiency, along with a recently installed roof for added durability and peace of mind.

Outside, the renovated rear garden extends approximately 40 metres and offers a generous sense of space, with a well-kept lawn ideal for play or relaxation. A private patio provides a comfortable spot for outdoor dining or entertaining, making this a valuable extension of the living area.

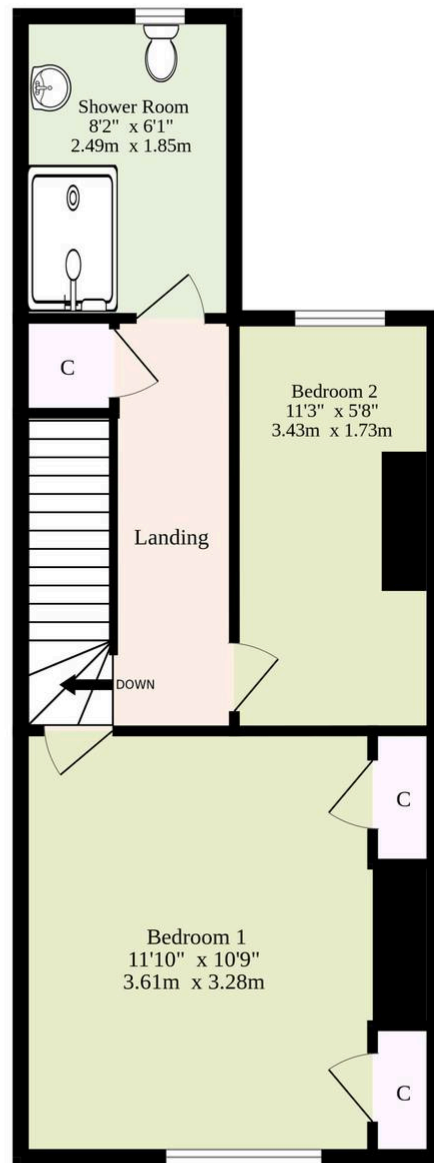
There is also a convenient public car park located nearby.



Ground Floor
349 sq.ft. (32.4 sq.m.) approx.



1st Floor
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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