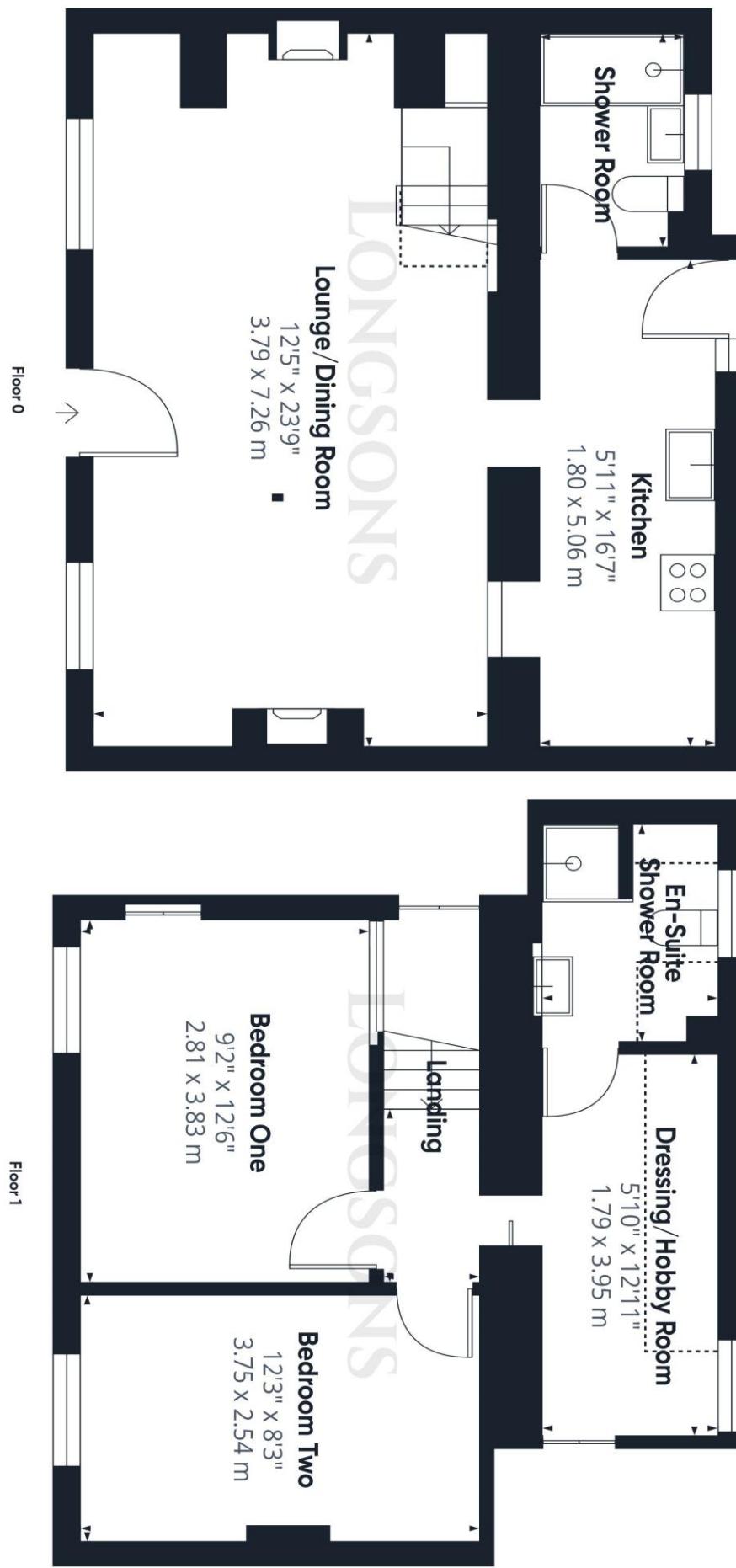


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## Hollow Lane, West Raynham, Fakenham, NR21 7ET

Well presented two bedroom character cottage situated in the village of West Raynham. This quaint, charming property offers inglenook fireplace with log burner, two shower rooms, double glazing and parking. Part furnished if required.

Available immediately.

**Price £1,100 pcm To Let**



Situated in the Norfolk village of West Raynham, Longsons are delighted to bring to the market this well presented two bedroom character cottage. This fabulous property offers inglenook fireplace with inset log burning stove, two shower rooms, parking and double glazing.

Available immediately.

Part Furnished if required.

Viewing highly recommended.

Briefly, the property offers lounge/dining room, kitchen, ground floor shower room, two bedrooms, separate dressing room/hobby room with en-suite shower room, small front garden, small enclosed rear courtyard, allocated parking for approximately two vehicles, electric heating and UPVC double glazing.

#### WEST RAYNHAM

West Raynham is a charming Norfolk village, part of the historic Raynham estate and approximately 5 miles south-west of the nearby market town of Fakenham. The village is renowned for Raynham Hall, which is surrounded by extensive parkland and picturesque grounds, offering scenic walks through woodland, meadows, and past historic buildings. The village itself features a primary school, village hall, and a strong sense of community with various events organised throughout the year, including fetes and an annual festival.

The nearby River Wensum adds to the rural appeal, while the remnants of St Margaret's Church provide a glimpse into the area's rich history. Fakenham offers a weekly market, supermarkets, schools, healthcare, restaurants, pubs, cinema, bowling alley and golf and race course. Other nearby towns include Swaffham, King's Lynn and Wells-next-the-Sea, all within easy reach, making West Raynham an ideal base for exploring North Norfolk.

#### Lounge/Dining Room 23'9" (7.24m) x 12'5" (3.78m)

Entrance door to front, inglenook fireplace with inset log burning stove, feature brickwork fireplace (currently not working) to dining area, two UPVC double glazed windows to front, exposed wooden beams to ceiling, stairs to first floor, modern wall mounted electric storage heater.

#### Kitchen

#### 16'7" (5.05m) x 5'11" (1.8m)

Fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integrated Bosch electric oven and induction hob, space for undercounter fridge, space and plumbing for washing machine, UPVC double glazed entrance door opening to rear, UPVC double glazed window to rear, tiled splashback, tiles to floor.

#### Shower Room

Large double shower cubicle, hand wash basin set within fitted cabinet, WC, obscure glass UPVC double glazed window to rear, tiles to floor, electric radiator.

#### Stairs and Landing

Loft access.

#### Bedroom One

#### 12'6" (3.81m) x 9'2" (2.79m)

Built-in wardrobe, wooden boards to floor, modern wall mounted electric storage heater, UPVC double glazed window to front.

#### Bedroom Two

#### 12'3" (3.73m) x 8'3" (2.51m)

Electric radiator, UPVC double glazed window to front, wooden boards to floor.

#### Dressing/Hobby Room

#### 12'11" (3.94m) x 5'10" (1.78m)

Built-in storage cupboard, obscure glass UPVC double glazed window to rear, electric radiator, door leading to en-suite shower room.

#### En-suite Shower Room

Shower cubicle, hand wash basin, WC, obscure glass UPVC double glazed window to rear, electric radiator.

#### Outside Front

Small front garden, path to front door, wooden fence to perimeter, parking space on opposite side of road.

#### Rear Courtyard

Partially covered, external power sockets.

#### Agent's Note

EPC rating C70 (Full copy available on request)

Council tax band B (Own enquiries should be made via North Norfolk Council)

- Two Bedroom Character Cottage
- Village Location
- Lounge/Dining Room
- Energy Efficiency Rating
- Inglenook Fireplace with Log Burning Stove
- Two Shower Rooms
- UPVC Double Glazing
- Available Immediately!

All photographs are provided for guidance only.

