

£400,000  
Asking Price



## Linen Post Lane

Lound, NR31 9BA

- Spacious detached bungalow on around a 1/4 of an acre plot
- No onward chain
- Three double bedrooms with built-in storage
- Large lounge/diner with wood burner & garden views
- Wraparound gardens with mature trees & shrubs
- Garage & driveway with ample parking
- Potential to extend or develop (STP)
- Quiet, secluded countryside setting
- Oil central heating
- Convenient utility room

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**PAUL  
HUBBARD**



### Entrance Hall

3.67 max x 2.52 max

Spacious hall entrance with UPVC entrance door to the front aspect, fitted carpets, UPVC double glazed window to the side, radiator, loft access and doors opening to the cloakroom, kitchen & lounge/diner.

### Cloakroom

1.37 x 1.35

Fitted carpet, UPVC double glazed obscure window to the rear aspect, toilet, pedestal wash basin with hot & cold taps and tiled splash backs.



### Kitchen

4.88 x 2.99

Fitted kitchen with units above & below, laminate work surfaces, tiled & panelled walls, inset sink and drainer with hot & cold taps, built-in extractor fan, space for a cooker & fridge, x2 UPVC double glazed windows to the rear aspect, vinyl flooring, radiator and doors opening to the utility room & lounge/diner.



### Utility Room

2.97 x 1.55

Space for washing machine & tumble dryer, UPVC double glazed window to the side aspect, vinyl flooring, fitted cupboards and a UPVC door opens to the rear garden.



### Lounge/Diner

6.93 max x 6.78 max

Fitted carpet, UPVC double glazed window to the front aspect, x2 radiators, multi-fuel wood burner, sliding patio doors opening to the garden, airing cupboard with double doors (housing water cylinder) and a door opens to the hallway.



### Hallway

Fitted carpet, loft access, radiator and doors opening to x2 storage cupboards, the bedrooms & the bathroom.

### Bedroom 1

3.80 max x 3.68 max

Fitted carpet, radiator, UPVC double glazed window to the front aspect and a built-in wardrobe with sliding doors.

### Bedroom 2

3.68 max x 2.65 max

Fitted carpet, radiator, UPVC double glazed window to the front aspect and a built-in wardrobe.

### Bedroom 3

3.04 x 2.73

Fitted carpet, radiator, dual aspect UPVC double glazed windows and a built-in wardrobe.

### Bathroom

2.72 x 1.80

Large shower cubicle housing a shower with both handheld & rainfall heads, toilet & wash basin set into a vanity unit with a mixer tap, radiator, x2 UPVC obscured double glazed windows to the rear aspect, extractor fan, tiled walls and vinyl flooring.







## Outside

Set on a generous plot, the property enjoys a wrap-around garden that benefits from all-day sun. The front is mainly laid to lawn, complemented by a hardstanding driveway with ample parking for multiple vehicles, leading up to the garage. A variety of mature trees, plants and shrubs add character throughout, with access provided to both the garage and the sun room, along with a pathway that continues around to the rear.



The rear garden is also mainly laid to lawn and beautifully landscaped with further mature trees, shrubs and planting. It features a part-paved sheltered seating area, an oil tank, a timber-framed shed, wood store, outside water tap, exterior lighting, and a cupboard housing the boiler. A door from here also provides direct access into the garage.



## Agent Note


Please note: The bungalow is located on an unadopted road, which is not maintained at public expense.







Tenure: Freehold  
 Council Tax Band: D  
 EPC Rating: F  
 Local Authority: Great Yarmouth Borough Council

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>38</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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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