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£190,000
Offers In Excess Of







Lyncoln Drive

Lowestoft, NR32 3FL

- Popular Oulton Broad location
- Chain free
- 3 bedroom semi detached property
- Set across 3 floors
- Modern kitchen
- Open plan ground floor layout
- South East facing garden
- Off road parking to the rear
- Ground floor WC
- Close to local amenities and schools

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Summary

Situated in the ever-popular Oulton Broad, this well presented three bedroom semi detached home is offered chain free and provides modern accommodation set across three floors. The property features an open plan living space with a contemporary fitted kitchen, lounge/dining area with French doors opening onto the south-east facing rear garden, and a convenient ground floor WC.

The first floor offers two bedrooms and a modern family bathroom, while the second floor is dedicated to an impressive master bedroom with Velux windows and plenty of natural light. Outside, the property benefits from an attractive front garden, an enclosed south-east facing rear garden with patio and lawn, and off road allocated parking. Ideally located close to local amenities, schools and transport links, this is an excellent home for first-time buyers, families and investors alike.

Location - Oulton Broad

Discover the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone!

Entrance Hall

Composite entrance door to the front aspect, carpet flooring throughout, a radiator, stairs leading to the first floor landing and door opening to the main living area.

Main Living Area

6.73m max x 3.70m max

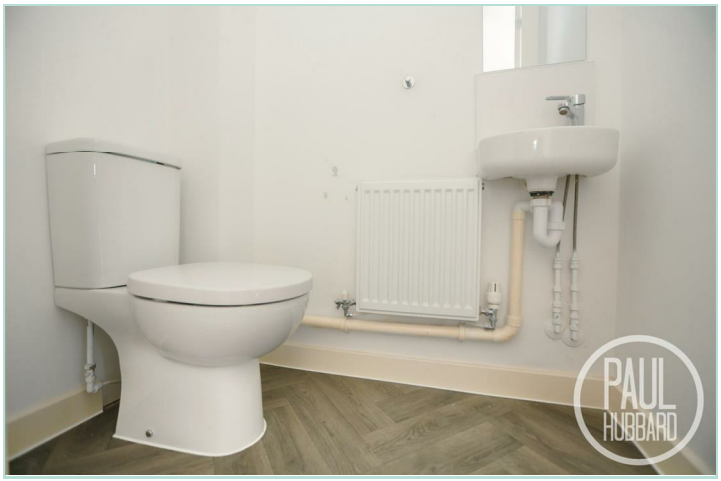
An open plan space which runs from the front to the back of the property comprising of a kitchen area and lounge diner.

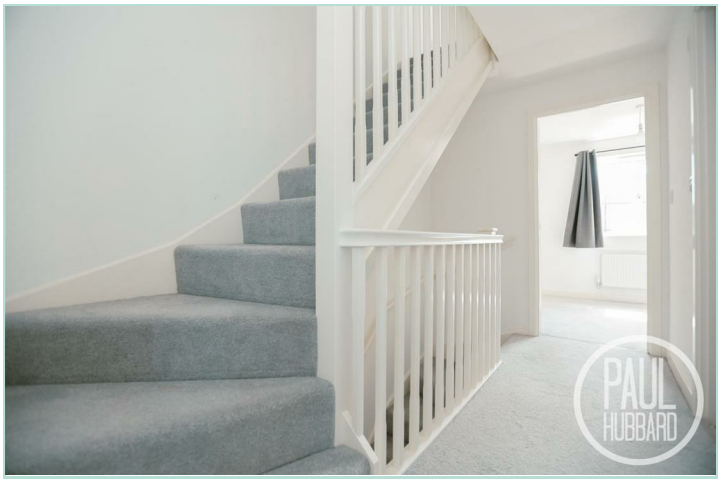
Kitchen

UPVC double glazed window to the front aspect, vinyl flooring throughout, under stairs storage space, units above and below, laminate work surfaces, stainless steel sink with drainer, cupboard housing the gas boiler, stainless steel four ring gas hob with extractor fan above and integrated oven below, and space for a washing machine and fridge freezer.

Lounge/Diner

UPVC double glazed French doors to the rear aspect opening into the garden, carpet flooring throughout, x2 radiators, door opening to a separate WC and breakfast bar area.









WC

1.49m x 0.93m

Vinyl flooring throughout, a radiator, toilet, and wall mounted slimline hand wash basin.

First Floor Landing

Carpet flooring throughout, stairs leading to the second floor landing and doors opening to the family bathroom and bedrooms two and three.

Bathroom

1.81m x 1.69m

UPVC double glazed window to the side aspect, vinyl flooring throughout, part tile walls, a radiator, toilet, pedestal hand wash basin and a bath with mains fed shower above.

Bedroom 2

3.70m x 2.35m

UPVC double glazed window to the rear aspect, carpet flooring throughout and a radiator.

Bedroom 3

3.70m max x 2.36m max

x2 UPVC double glazed windows to the front aspect, carpet flooring throughout and a radiator.

Second Floor Landing

Carpet flooring throughout and doors opening to a built-in storage cupboard and the master bedroom.

Bedroom 1

x2 Velux windows to the front and rear aspects boasting natural light, carpet flooring throughout, a radiator and over stairs storage space.

Outside

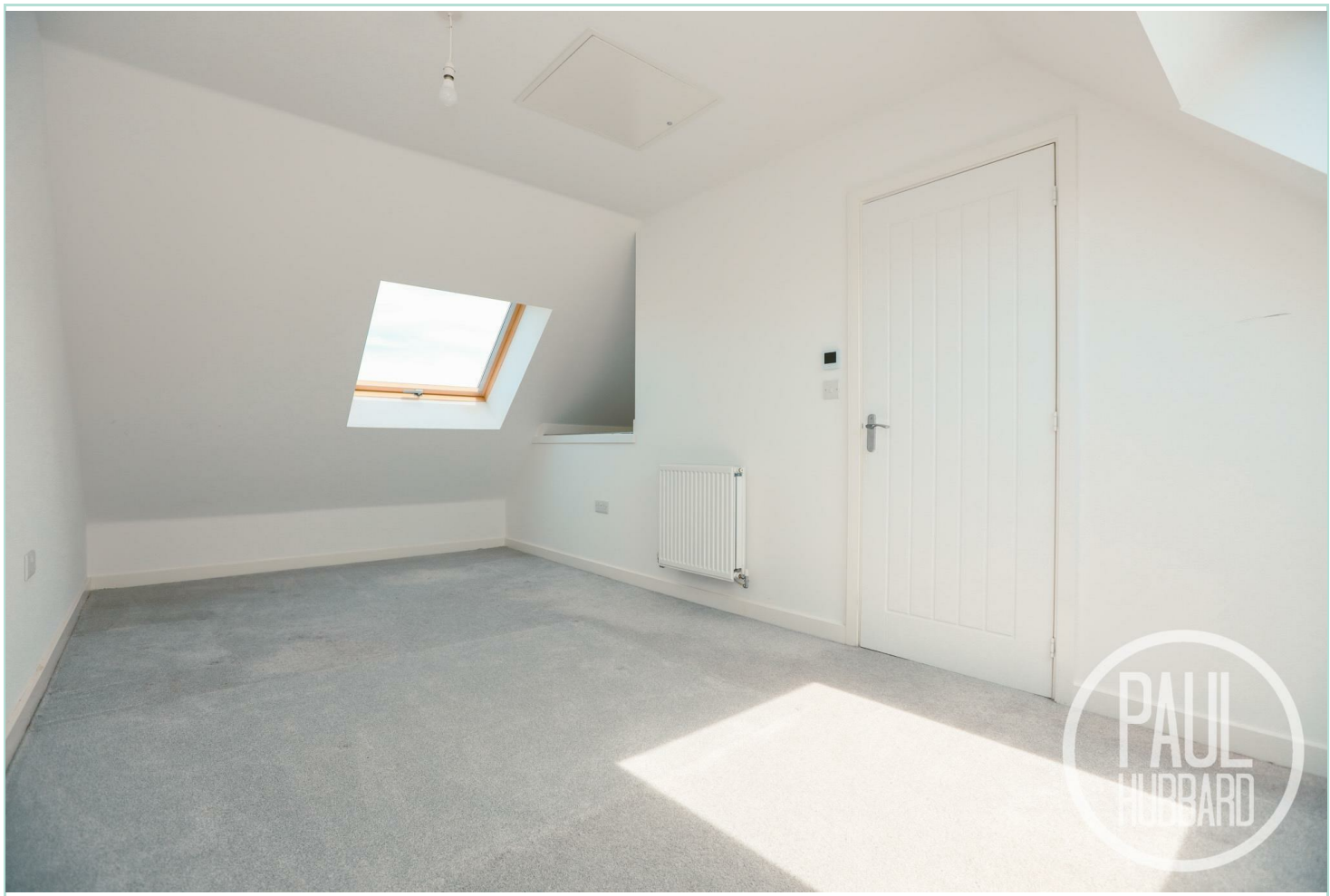
To the front of the property, a patio pathway with decorative Shingle border and laid lawn garden which resides to the side, leads up to the main entrance door.

To the rear of the property, a south east facing laid lawn garden with timber storage shed to the side aspect and patio pathway with decorative shingle border leads to a timber gate which opens to rear access and an allocated parking space.

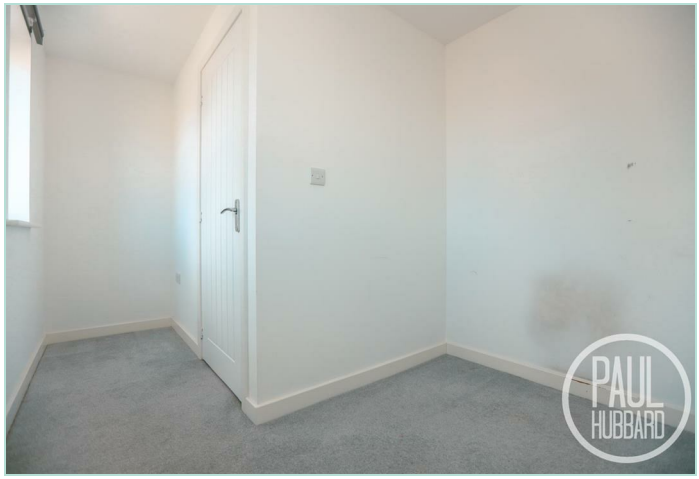
Financial Services

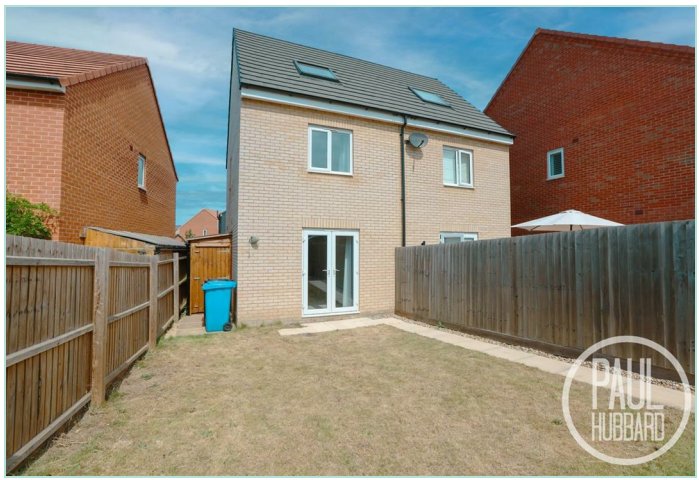
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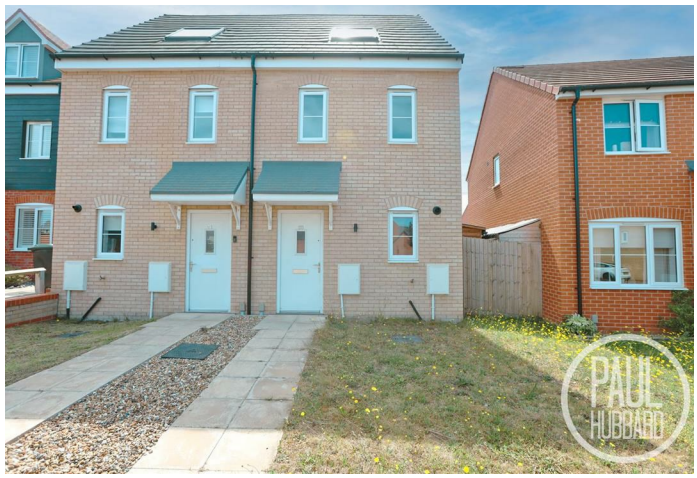

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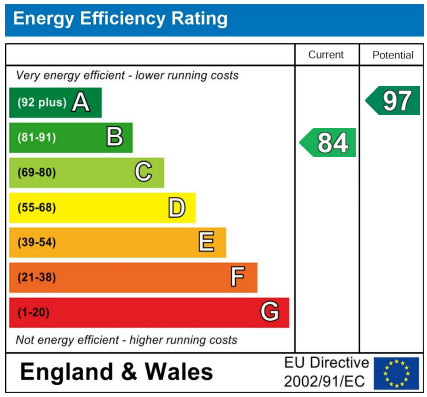








Tenure: Freehold
Council Tax Band: B
EPC Rating: B
Local Authority: East Suffolk Council





TOTAL FLOOR AREA : 799 sq.ft. (74.3 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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