

19 Landspring Lane

, Lowestoft, NR33 9RT

Asking Price £315,000

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** CHAIN FREE ** Situated on a generous plot, this beautifully modernised three-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. The property features a welcoming porch and entrance hall, a cosy sitting room with a cast iron multi-fuel burner, and a superb open-plan kitchen/dining room with direct access to the west-facing rear garden, creating an excellent space for both everyday living and entertaining. Outside, the property boasts extensive off-road parking, a private and well-maintained rear garden with decked seating area and pergola, and a substantial detached double garage with power, lighting, inspection pit and exciting potential for conversion or extension, subject to planning. Further benefits include gas central heating, UPVC double glazing, and a wealth of improvements carried out by the current owners, including rewiring, replastering and comprehensive modernisation since purchase. Conveniently located close to local amenities, shops, schools and excellent transport links, this is a fantastic opportunity to acquire a move-in-ready family home with exceptional outdoor space and future potential.







Location - Lowestoft
This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Porch 7'5" x 3'3" (2.27 x 1.01)
Entrance door to the side aspect, vinyl flooring, UPVC double glazed window to the front aspect, space for storing coats & shoes and UPVC sliding doors opening into the entrance hall.

Entrance Hall
Vinyl flooring, vertical radiator and stairs to the first floor landing.

Sitting Room 14'8" x 12'11" (4.49 x 3.94)
Karndean flooring, UPVC double glazed window to the front aspect & fitted blinds, vertical radiator, cast iron multi fuel burner and French doors opening to the dining room.

Kitchen/ Diner 18'8" max x 8'10" max (5.71 max x 2.71 max)
Laminate flooring, dual aspect UPVC double glazed windows, built-in storage cupboard, vertical radiator, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, space for an oven, American style fridge freezer & washing machine, UPVC sliding doors open to the rear garden (with fitted electric blinds) and a UPVC door opens to the side exterior.

Stairs to the First Floor Landing
Fitted carpet, UPVC double glazed window to the side aspect, radiator and doors opening to the bedrooms & bathroom.

Bedroom 1 11'7" x 11'0" (3.55 x 3.36)
Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe.

Bedroom 2 11'0" x 8'11" (3.37 x 2.73)
Fitted carpet, UPVC double glazed window to the front aspect with fitted shutter blinds, radiator and x2 built-in wardrobes (gas boiler & water cylinder).

Bedroom 3 8'3" x 6'9" (2.53 x 2.07)
Fitted carpet, UPVC double glazed window to the side aspect and a radiator.

Bathroom 6'7" xc 5'5" (2.03 xc 1.66)
Vinyl flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, toilet & wash basin with mixer tap set into a cubicle enclosure, panelled bath tub with mixer tap, a mains fed shower set above with both handheld & rainfall heads and aqua board wall panels.

Outside
A spacious paved driveway provides ample off-road parking for multiple vehicles, complemented by an additional shingle frontage offering further parking when required. The frontage is attractively bordered by mature plants and shrubs, with the main entrance sheltered beneath a storm porch. Double-gated side access leads through to the rear garden.

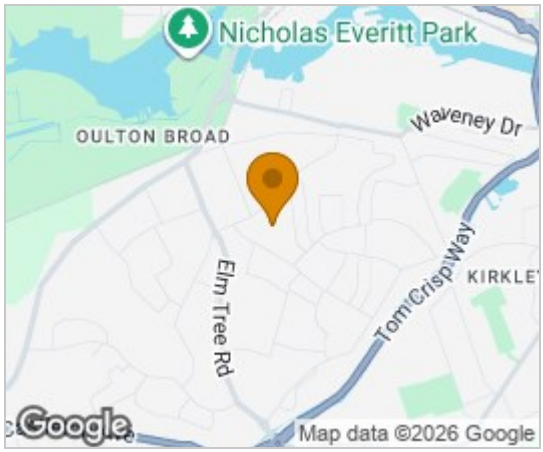
The generous west-facing rear garden is predominantly laid to lawn and enjoys a high degree of privacy, framed by established shrubs and a mature tree. A decked seating area with a fitted pergola creates an ideal space for outdoor dining and entertaining. Further benefits include two timber storage sheds and both vehicular and pedestrian access to the detached double garage.

Double Garage 21'2" x 14'3" (6.47 x 4.35)
A substantial double garage benefiting from light and power, featuring an up-and-over door to the front and a pedestrian access door to the side. The garage also includes a mechanic's inspection pit, currently covered with boarding but easily reinstated if required. To the rear, additional space offers scope for extension (subject to the necessary planning permissions). The garage also presents excellent potential for conversion into a self-contained annexe, home office, gym, or workshop, subject to the appropriate planning consents and building regulations.

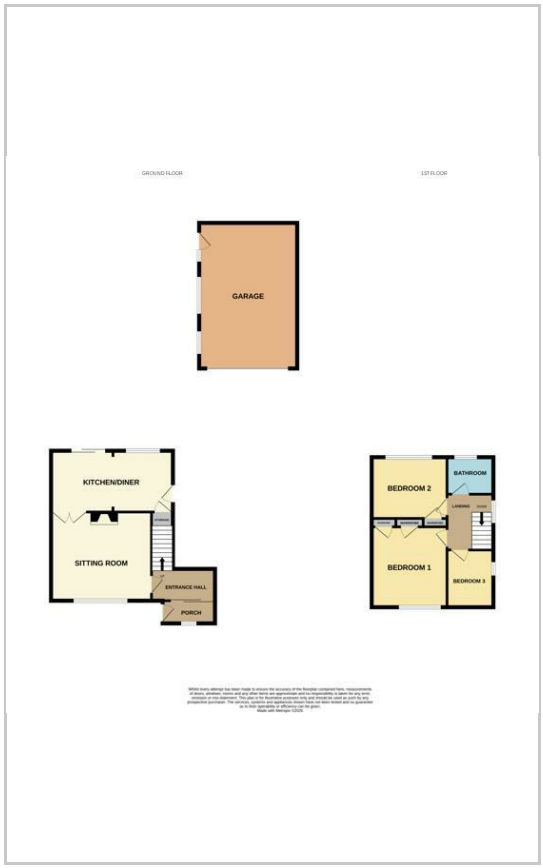
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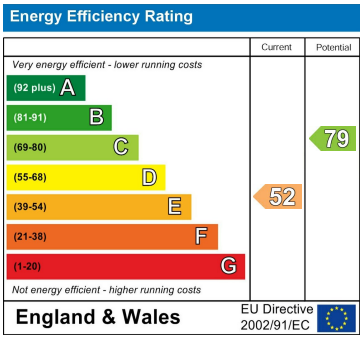
Area Map



Floor Plans



Energy Efficiency Graph



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178-180 London Road South, Lowestoft, Suffolk, NR33 0BB
Tel: 01502 531218 Email: info@paulhubbardonline.com www.paulhubbardonline.com