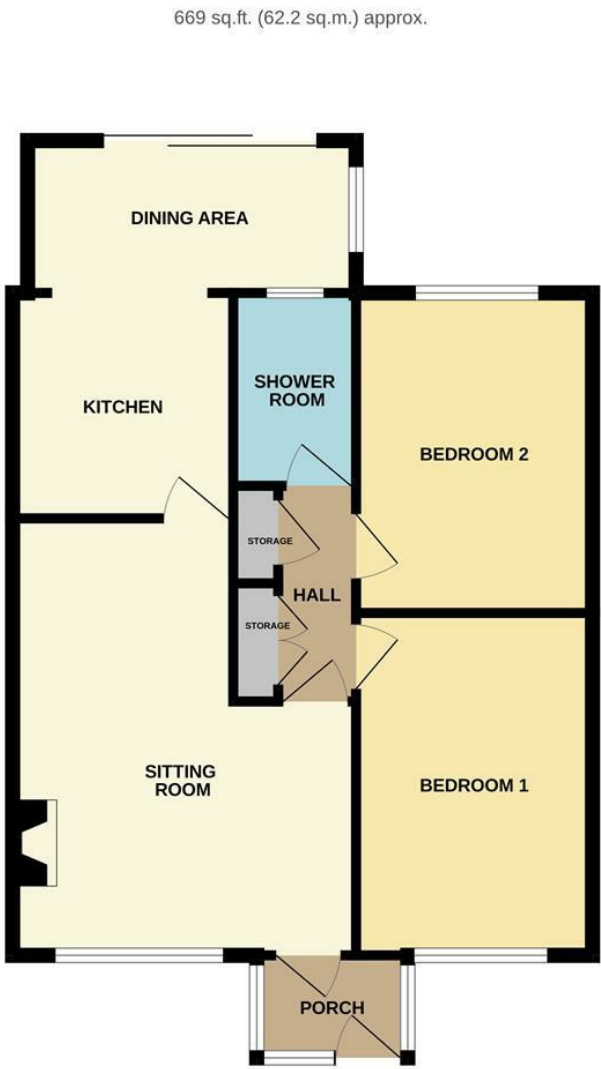


Tenure: Freehold  
Council Tax Band: A  
EPC Rating: C  
Local Authority: East Suffolk Council

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 85                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 70      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

£170,000  
Asking Price



TOTAL FLOOR AREA : 669 sq.ft. (62.2 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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## McLean Drive

Lowestoft, NR33 7TY

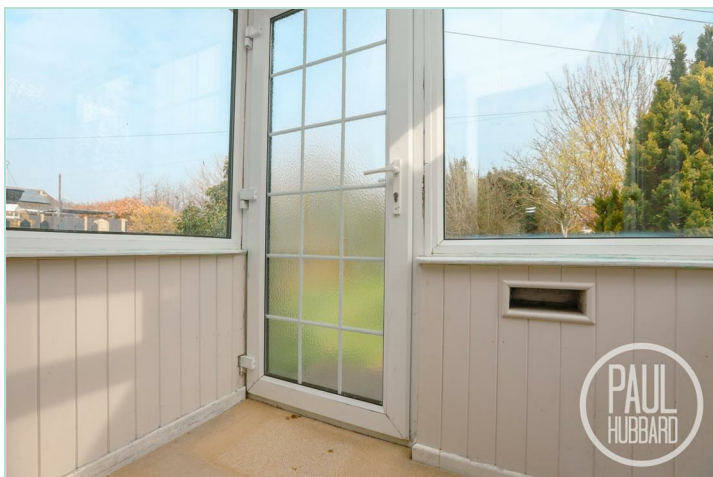
- Chain free
- 2 Double bedrooms
- Popular Kessingland location
- Sizeable sitting room
- Separate entrance porch
- Extension to the rear comprising a good size kitchen diner
- Close to local amenities
- Front and rear gardens
- Opportunity to put your own stamp on it
- Gas central heating



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



### Location

This property is nestled in the charming village of Kessingland, situated just 4 miles south of Lowestoft. With its serene and unspoiled beach, this idyllic location offers a peaceful retreat from the hustle and bustle. Immerse yourself in the local community and explore the neighbourhood shops, amenities and the community Library located in the heart of Kessingland. Convenient bus routes provide easy access to Norwich, Lowestoft and the surrounding areas. Don't miss the opportunity to experience the tranquillity and charm of Kessingland.

### Entrance Porch

1.78m x 1.21m

UPVC double glazed entrance door and windows surround, carpet flooring throughout and a door opening into the sitting room.

### Sitting Room

5.16m x 4.05m

UPVC double glazed window to the front aspect boasting natural light, carpet flooring throughout, a radiator, electric fire, and doors opening to the kitchen diner and hallway.

### Kitchen

2.68m x 2.48m

Vinyl flooring throughout, units above and below, laminate work surfaces, composite sink with drainer, 4 ring ceramic hob with extractor fan above, integrated oven, a radiator and an opening through to the dining area.

### Dining Area

3.90m x 1.80m

UPVC double glazed sliding doors to the rear aspect opening into the garden and window to the side aspect, vinyl flooring throughout, a radiator, continued laminate work surfaces with integrated fridge and space below for a washing machine.

### Hall

Carpet flooring throughout, loft hatch, and doors opening into the bathroom, bedrooms 1-2 and times two built in storage cupboards, one of which houses the gas boiler.

### Shower Room

2.23m x 1.45m

Window to the rear aspect, vinyl flooring throughout, a radiator, tiled walls, a pedestal hand wash basin, a toilet, and mains fed shower enclosed within a glass cubicle.

### Bedroom 1

4.04m x 2.80m

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

### Bedroom 2

3.78m x 2.79m

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



### Outside

To the front of the property, a fully enclosed laid lawn garden with a selection of plants and shrubs and concrete pathway which leads up to the entrance porch.

To the rear of the property a patio seating area with pathway which leads to a laid lawn garden boarded by a selection of plants, a timber garden shed and timber gate opening to rear access.

### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.

