



Lakeland Drive, Oulton Broad NR32 2QT

£220,000

- NO CHAIN
- EXTENDED
- CLOAKROOM/WC & BATHROOM
- READY TO MOVE INTO
- 2 RECEPTIONS
- LAID TO LAWN GARDENS
- CORNER PLOT
- KITCHEN
- OFF ROAD PARKING

Another property SOLD by Ange&Co!

PORCH INTO HALLWAY

A handy addition to the home, just the place to leave your shoes; fitted carpet, uPVC double glazed windows and door into hallway giving access to a reception room and the...

CLOAKROOM/WC

Vanity unit with inset basin and WC; vinyl flooring, opaque window and radiator.

RECEPTION 3.71m x 3.24m (12'2" x 10'7")

Overlooking the front of the home through the uPVC double glazed bay window; fitted carpet, radiator, power points and built-in cupboard gives storage and houses the meters and consumer unit. Openings into the lounge and the...

KITCHEN 5.87m x 2.17m (19'3" x 7'1")

Extended kitchen has high gloss wall and base units with worktop, inset sink / drainer, oven with electric hob and space / plumbing for your chosen appliances. Vinyl flooring, uPVC double glazed windows, radiator, power points and the gas central heating / domestic hot water boiler in situ. Part uPVC door out to the rear garden.

RECEPTION / LOUNGE 5.66m x 3.66m max (18'6" x 12'0" max)

Extended reception gives space and opportunity; vinyl flooring, radiator, TV and power points; double doors out to the rear garden.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms, bathroom and a spacious cupboard; loft access in situ.

BEDROOM 1 3.65m x 2.73m (11'11" x 8'11")

Double bedroom with views of Lake Lothing; fitted carpet, uPVC double glazed window, radiator and built-in wardrobes.

BEDROOM 2 3.67m x 2.80m (12'0" x 9'2")

With rear aspect over the garden; this double bedroom has fitted carpet, uPVC double glazed window, radiator, power points and built-in wardrobes.

BEDROOM 3 2.87m x 2.23m (9'4" x 7'3")

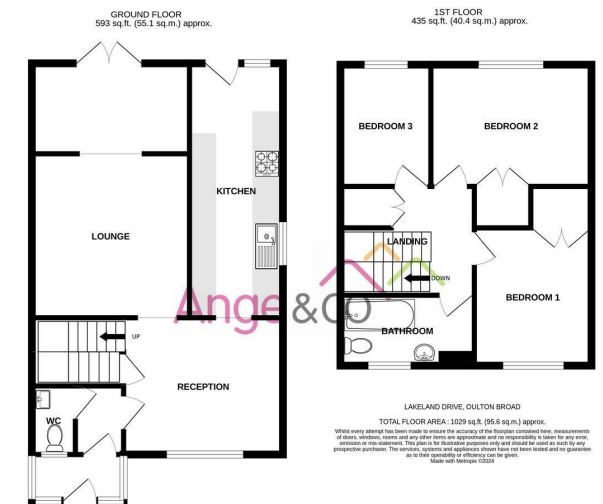
Fitted carpet, uPVC double glazed window, radiator and power points.

BATHROOM

New suite comprises a vanity unit with inset basin, WC and bath with mains shower and screen. Vinyl flooring, opaque uPVC double glazing and heated towel rail.

OUTSIDE

Laid to lawn front, side and rear gardens with patio area to the rear, outside lighting and water tap; pedestrian gate to off road parking.



FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND B

ENERGY PERFORMANCE - RATING C