



Aldreds
Estate Agents

45 Lyncoln Drive

Oulton, Lowestoft, NR32 3FL

Asking Price £240,000



45 Lincoln Drive

Oulton, Lowestoft, NR32 3FL

Aldreds are delighted to present this spacious and beautifully maintained three double bedroom semi-detached home, ideally situated in the highly sought-after location of Oulton Broad. Presented to a high standard throughout, this impressive modern property offers versatile and generous family accommodation. The ground floor comprises an entrance porch, a welcoming lounge, an inner hallway, a convenient cloakroom/WC, and a superb open-plan kitchen/dining room, creating the perfect space for everyday living and entertaining. On the first floor, a central galleried landing provides access to two well-proportioned double bedrooms and a contemporary family bathroom. The second floor is dedicated to a stunning full-length principal bedroom, complete with a spacious en-suite shower room, offering an ideal private retreat. Outside, the property benefits from a double-width driveway providing ample off-road parking, along with a fully enclosed rear garden, perfect for families and outdoor entertaining. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Modern homes offering this level of space and flexible accommodation rarely come to the market in such a desirable location. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Entrance Porch

Fitted carpet, composite entrance door, radiator.

Lounge

14'9" x 11'10" (4.51 x 3.62)

Fitted carpet, flat plastered ceiling, Upvc window, radiator, power points, T.V point, full length storage cupboard.

Inner Hallway

Fitted carpet, galleried staircase leading up to the first floor, power points.

Cloakroom

Timber effect vinyl flooring, cloakroom suite comprising of a low level W.C, pedestal sink, radiator, tiled splash backs.

Kitchen/Diner

11'11" x 7'10" (3.64 x 2.4)

Timber effect vinyl flooring, full range of fitted kitchen units, extended work surfaces, double stainless steel sink, ample space for family size dining table and chairs, radiator, flat plastered ceiling, recess for white goods including plumbing for washing machine, built in double electric oven with four burner gas hob, enclosed extraction cooker hood, stainless steel splash back, double patio doors leading out to the rear garden.

First Floor

Central galleried landing with fitted carpet, radiator, stairs leading to the second floor.





Bedroom 2

10'11" x 11'10" (3.33 x 3.61)

Fitted carpet, flat plastered ceiling, double aspect Upvc windows, power points, radiator, T.V point.

Bedroom 3

8'4" x 11'9" (2.56 x 3.59)

Fitted carpet, flat plastered ceiling, radiator, power points, Upvc window.

Family Bathroom

Timber effect vinyl flooring, white bathroom suite comprising of a shower set over a panel bath, low level W.C, pedestal sink, heated towel rail, extraction fan, Upvc window, part tiled walls.

Second Floor

Small landing with fitted carpet, full length storage cupboard.

Bedroom 1

16'11" x 8'6" (5.18 x 2.61)

Fitted carpet, flat plastered ceiling, Upvc window, radiator, power points, T.V point.



En-Suite Shower Room

Timber effect vinyl flooring, shower suite comprising of a fully tiled shower cubicle, low level W.C, pedestal sink, velux style window, radiator, part tiled walls, storage cupboard.

Outside To the Front

There is a double driveway providing ample off road parking.

Outside To The Rear

There is a lawned garden with patio seating area which is enclosed by high fencing.



Tenure And Services

Freehold

Council Tax Band - C

Mains Gas Electric Drains And Water

Ref: L2665/07/26

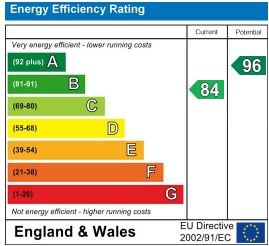
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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