



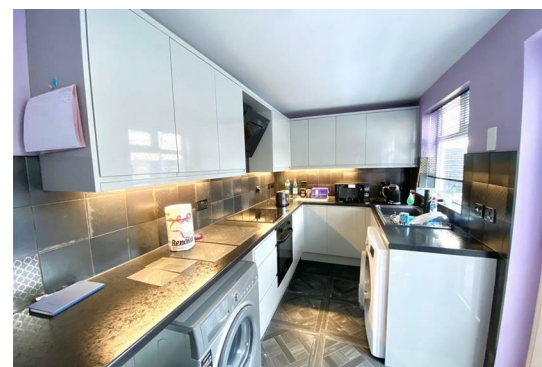
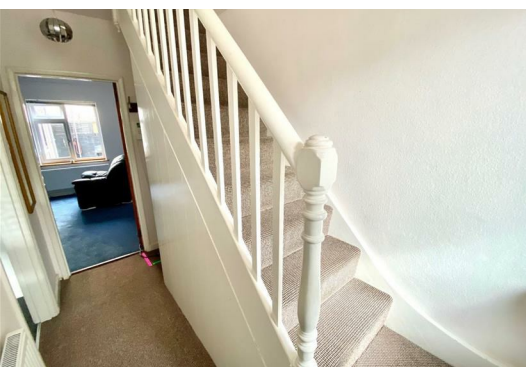
## 8 St. Leonards Road

Lowestoft, NR33 0EJ

£170,000



Aldreds are delighted to offer this large 3 separate bed roomed family home set over three floors situated in this very desirable South Lowestoft location being within walking distance of all local amenities and the award winning South Lowestoft beach. The outstanding living accommodation includes a wide entrance hall, 2 spacious reception rooms, modern fitted kitchen/breakfast room. To the first floor there is a central galleried landing, 2 double bedrooms, family bathroom. On the second floor there is a further double bedroom. There are also the benefits of gas fired central heating and Upvc double glazed windows and doors throughout. Presented to an excellent standard throughout with neutral decor and modern floor coverings. Early viewing is strongly advised. This would make an ideal first time purchase or family home.



### Entrance Hall

Fitted carpet, galleried staircase off to the first floor, sealed unit double glazed entrance door, radiator, under stair full length storage cupboard, further storage recess.

### Lounge 9'0" x 12'11" (2.75 x 3.94)

Fitted carpet, Upvc window, flat plastered & coved ceiling, fireplace with open fire, tiled hearth, power points, T.V point, radiator.

### Sitting Room/Dining Room 12'3" x 14'4" (3.75 x 4.39)

Fitted carpet, flat plastered & coved ceiling, Upvc window, fireplace with inset for open fire, tiled hearth, power points, radiator, T.V point.

### Kitchen 16'10" x 6'10" (5.15 x 2.09)

Tiled effect vinyl flooring, full range of modern white gloss fitted kitchen units, extended roll top work surfaces, tiled splash backs, inset electric oven with ceramic hob, modern extraction cooker hood, power points, composite sink with single drainer, recess for white goods including plumbing for washing machine, large aspect Upvc windows, Upvc door leading to rear garden, spot lighting, radiator.

### First Floor

Full sized galleried landing, fitted carpet, flat plastered & coved ceiling, galleried staircase leading off to the second floor, Upvc window, wall mounted energy efficient combination boiler.

### Bedroom 1 12'0" x 12'2" (3.68 x 3.73)

Fitted carpet, coved ceiling, radiator, Upvc window, power points.

### Bedroom 2 11'8" x 13'3" (3.58 x 4.05)

Fitted carpet, coved ceiling, power points, radiator, Upvc window.

### Family Bathroom

Vinyl flooring, white bathroom suite comprising of a panel bath, low level W.C, pedestal sink, full tiled walls, Upvc window, radiator.

### Second Floor

### Bedroom 3 13'3" x 16'0" (4.05 x 4.90)

Fitted carpet, velux window, radiator, power points.

### Services And Tenure

Freehold

Mains Gas Electric Water And Drainage

Council Tax Band A

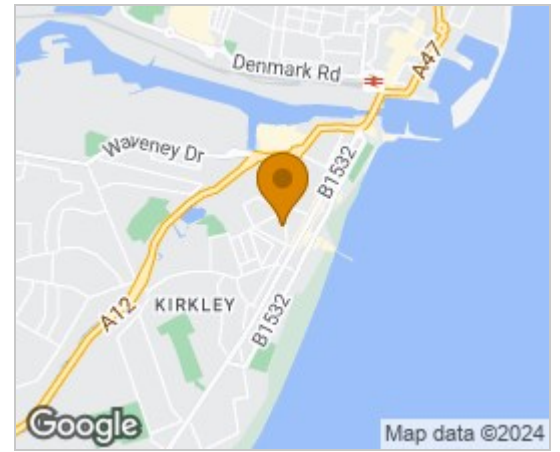
### Outside To The Front

There is an enclosed front garden with footpath to front door.

### Outside To The Rear

There is a fully enclosed courtyard garden.

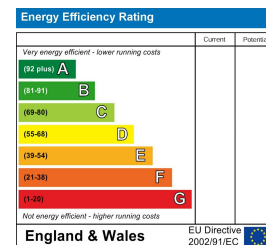
## Area Map



## Floor Plans



## Energy Efficiency Graph



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