

**Aldreds**  
Estate Agents



5 Mill Lane

Corton, Lowestoft, NR32 5HZ

£240,000





## 5 Mill Lane

Corton, Lowestoft, NR32 5HZ

A beautiful two bedroom detached cottage sitting in the popular coastal village of Corton. The property boasts many original and traditional style features and has a good sized garden to the rear. There is also a forecourt suitable for parking a small car. Internally there is an entrance porch, lounge, sitting room, dining room, kitchen, ground floor bathroom, landing and two bedrooms. Gas central heating & sealed unit double glazing.

### Entrance Porch

Vaulted ceiling, door to front, double glazed window to side aspect, exposed brickwork.

### Lounge

12'11" x 10'10" (3.95 x 3.31)

Wood burner, double glazed window to front aspect, radiator, ceiling beams, recently laid LVT flooring.

### Sitting Room

12'11" x 8'0" (3.95 x 2.44)

Under stair cupboard, stairs rising to landing, ceiling beams, radiator, recently laid LVT flooring.

### Dining Room

11'10" x 5'11" (3.61 x 1.81)

Double glazed French doors to garden, base & wall units with worktops, ceiling beams, Velux window, radiator, recently laid LVT flooring.

### Kitchen

13'1" x 5'9" (4 x 1.76)

Base & wall units with worktops, double glazed window to front aspect, part tiled walls, gas hob, electric oven, butler sink, drainer & mixer tap, wall mounted gas boiler, door to







### Bathroom

10'5" x 6'11"ax (3.2 x 2.11max)

Corner bath, hand basin, high level WC, part tiled walls, Velux window, radiator.

### Landing

Double glazed window to side aspect.

### Bedroom 1

12'11" x 10'9" (3.95 x 3.28)

Ceiling beams, double glazed window to front aspect, radiator.

### Bedroom 2

10'0" x 8'0" (3.07 x 2.44)

Storage cupboard over stairs, double glazed window to rear aspect, radiator.

### Outside

To the front there is a paved forecourt suitable for a small car. To the rear there is a good sized garden which is mainly lawned, paved patio, two timber sheds, bushes & shrubs.

### Tenure

Freehold

### Services

Mains water, electricity, gas, drainage.

### Council Tax

Band C

### EPC

D Rating - 62

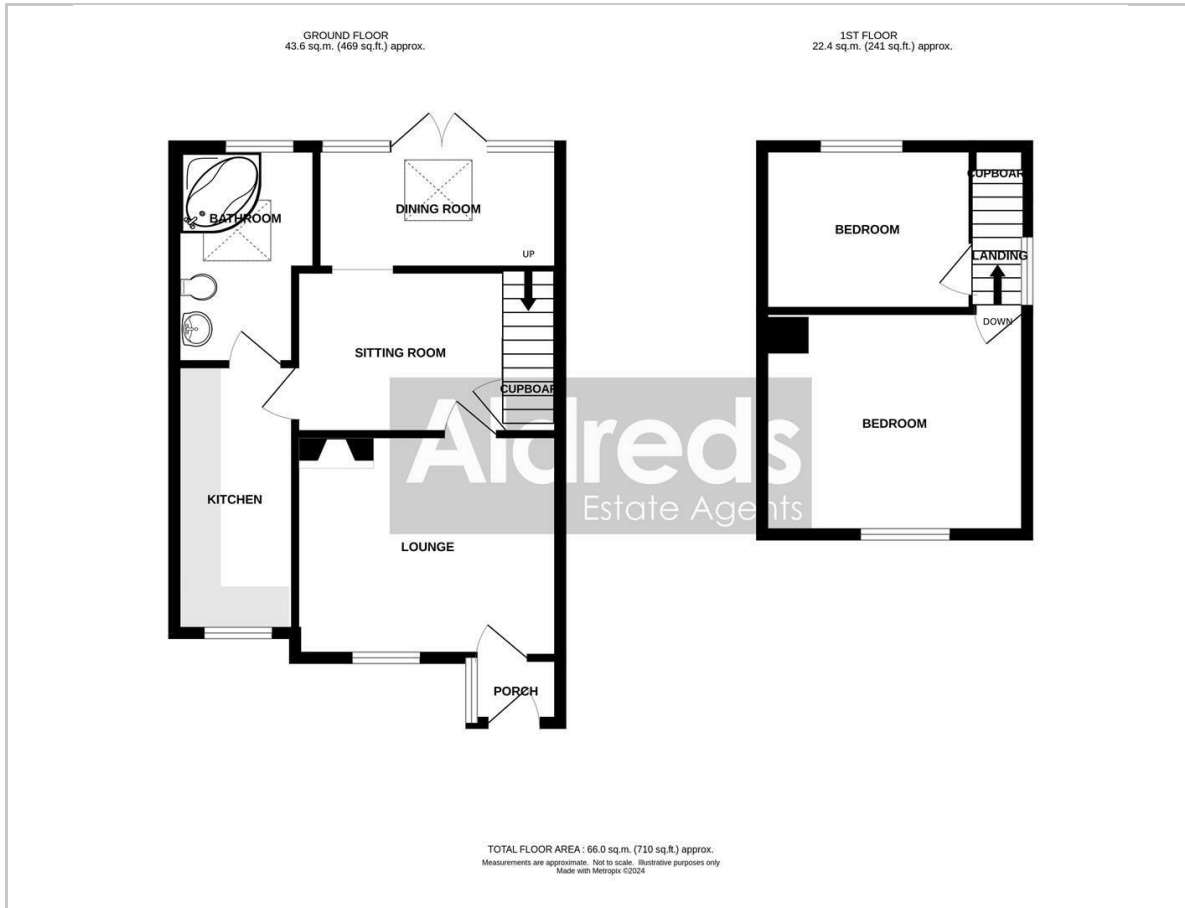
### Directions

Leave Lowestoft along Corton Road, continue into Corton, turn left before the White Horse Pub in to Mill Lane.

Ref L2204/08/24



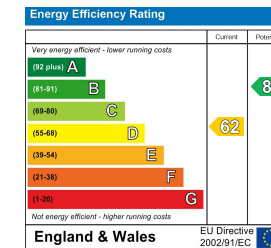
## Floor Plan



## 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.

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