

**Aldreds**  
Estate Agents



5 Mill Lane

Corton, Lowestoft, NR32 5HZ

Offers Over £235,000



## 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

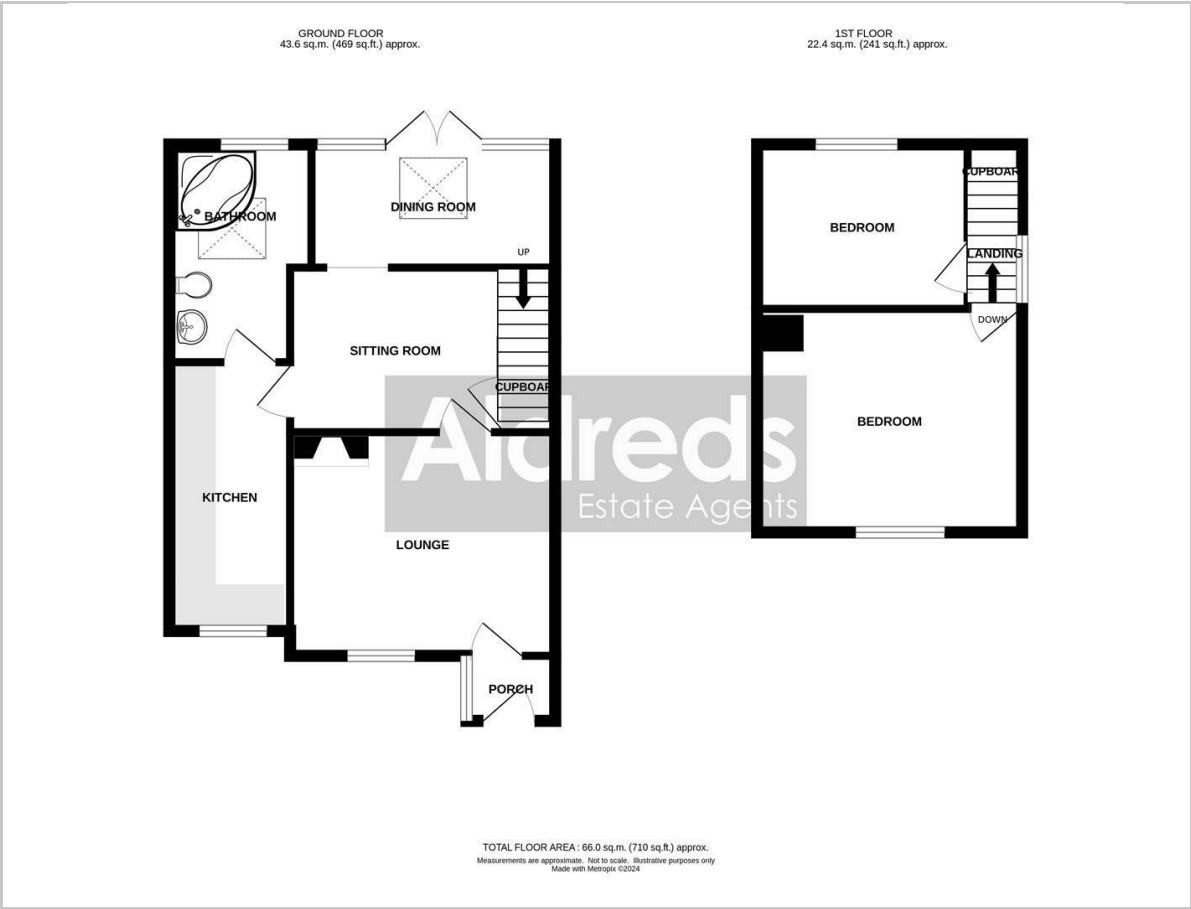
### Directions

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

Ref L2204/08/24



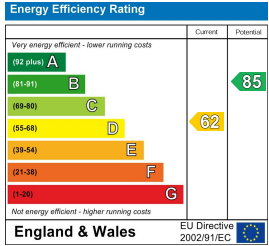
Floor Plan



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.

**Disclaimer**  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.