



Aldreds
Estate Agents

10 Lyncoln Drive

Oulton Broad, Lowestoft, NR32 3FL

Offers In Excess Of £210,000



10 Lincoln Drive

Oulton Broad, Lowestoft, NR32 3FL

Aldreds are delighted to offer this very well presented three bedroom semi detached house in this very desirable North Oulton Broad location within Phase Two of the Limes development. This modern family home offers spacious versatile accommodation including an entrance hall, ground floor WC, spacious lounge, open plan kitchen/diner. On the first floor there is a central galleried landing, three bedrooms, master with ensuite and a family bathroom. Outside to the rear there is a lawned garden providing ample family space along with a driveway providing off road parking. Set at a realistic asking price early viewing is strongly recommended.

Entrance Hall

Fitted carpet, radiator, stairs rising to first floor, power points.

Cloakroom

Timber effect vinyl flooring, cloakroom suite comprising of a pedestal sink, low level WC, uPVC window, inset spotlighting, tiled splashbacks.

Lounge

12'3" x 13'10" (3.74 x 4.22)

Fitted carpet, uPVC window, radiator, power points, tv point, full length walk in storage cupboard.

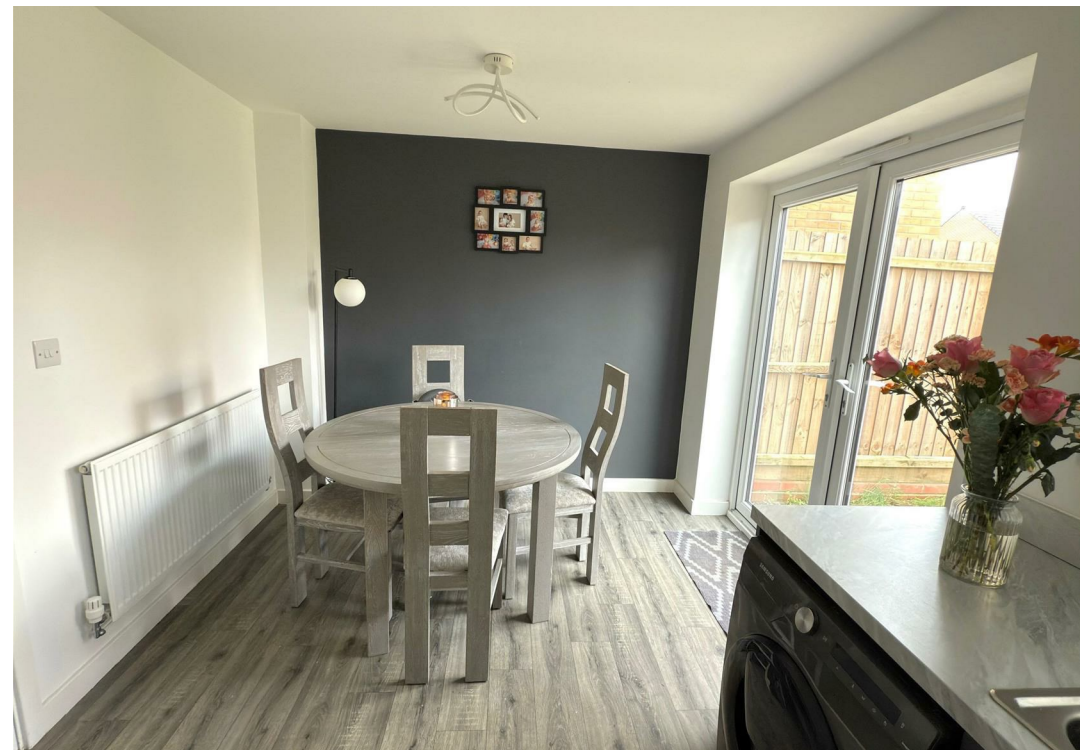
Kitchen/Diner

8'11" x 15'4" (2.72 x 4.68)

Timber effect vinyl flooring, full range of kitchen units, extended work surfaces, double stainless steel sink with single drainer, recess for white goods including plumbing for a washing machine and dishwasher, built in stainless steel oven with matching four burner gas hob, stainless steel splashback with enclosed extraction cooker hood, ample space for family size dining table and chairs, radiator, uPVC window, uPVC patio doors leading out to rear garden, inset spotlighting.

Central Galleried Landing

Fitted carpet, loft access leading to insulated loft space.





Bedroom 1

9'7" x 12'4" (2.94 x 3.76)

Fitted carpet, radiator, power points, tv point, uPVC window, full length storage cupboard.

Ensuite Shower Room

Timber effect vinyl flooring, modern shower suite comprising of a fully tiled shower cubicle, low level WC, pedestal sink, part tiled walls, radiator, uPVC window, extractor fan.

Bedroom 2

7'3" x 8'9" (2.23 x 2.68)

Fitted carpet, uPVC window, radiator, power points.

Bedroom 3

7'6" x 6'3" (2.31 x 1.92)

uPVC window, radiator, power points.

Family Bathroom

Timber effect vinyl flooring, modern white bathroom suite comprising of a panel bath, pedestal sink, low level WC, part tiled walls, extractor fan, uPVC window.

Outside

To the front of the property there is an open plan front garden with patio footpath leading to front door. Outside to the rear there is a fully enclosed garden which is laid to lawn with flower and shrub borders, timber and felt garden shed, enclosed by high timber fencing, further to the rear there is a driveway providing ample off road parking.



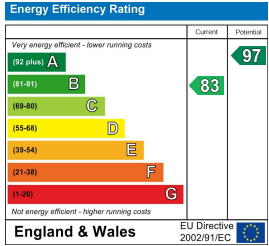
Floor Plan



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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