



Lindell Back Lane

Burgh Castle, Great Yarmouth, NR31 9QJ

£275,000





## Lindell Back Lane

Burgh Castle, Great Yarmouth, NR31 9QJ

**\*\*This property is for sale by Modern Method of Auction\*\*** Aldreds are delighted to offer Lindell, a spacious four bedroom detached bungalow sitting on the semi rural Back Lane in the sought after village of Burgh Castle. The property has a large entrance hall, two reception rooms, kitchen, utility room, conservatory, bathroom and a cloakroom. LPG gas central heating and double glazing. Gardens to front & rear. Double entrance driveway and a garage. The property is offered with no upward chain.

### Entrance Hall

Radiator in cabinet, door to front.

### Lounge

19'0" x 11'10" (5.8 x 3.62)

Double glazed window to front aspect, double glazed window to side aspect, radiator, stone fireplace.

### Dining Room

11'10" x 11'2" (3.63 x 3.42)

Radiator, open plan to conservatory.

### Conservatory

11'0" x 8'10" (3.36 x 2.7)

Sealed unit double glazing, door to garden.

### Kitchen

11'9" x 11'8" (3.6 x 3.58)

Base & wall units with worktops, double glazed window to front aspect, double glazed window to side aspect, breakfast bar, lpg gas hob, electric oven, radiator.

### Utility Room

8'3" x 5'10" (2.52 x 1.8)

Base units, sink, double glazed window to side aspect, walk in cupboard.

### WC

Low level WC, double glazed window to rear aspect.

### Rear Porch

Door to rear.

### Bedroom 1

11'9" x 9'11" (3.6 x 3.03)

Double glazed window to front aspect.

### Bedroom 2

12'5" x 9'2" (3.8 x 2.8)

Double glazed window to rear aspect, radiator.

### Bedroom 3

11'9" x 8'0" (3.6 x 2.45)

Double glazed window to front aspect, radiator.

### Bedroom 4

10'9" x 8'3" (3.3 x 2.54)

Double glazed window to rear aspect, radiator.

### Bathroom

11'5" max x 8'4" max (3.48 max x 2.55 max)

Corner bath, shower in cubicle, low level WC, hand basin, opaque double glazed window to rear aspect.







### Outside

To the front of the property there is a double entry driveway leading to a garage. The garage has an up and over door. Lawned front garden. To the rear of the property there is a lawned garden and patio.

### Tenure

Freehold

### Services

Mains water, electricity, drainage.

### Council Tax

Band D

### EPC - G rating - 2

### Location

Burgh Castle is a semi rural village 2 miles west of Gorleston and 4 miles from Great Yarmouth \* The River Waveney and Breydon Water are on the outskirts of the village giving access to the Norfolk and Suffolk Broads \* There is a yacht marina and historic Roman Castle ruins.

### Directions

Leave Gorleston along Burgh Road, continue over the mini roundabout and roundabout on to Market Road, continue into Burgh Castle, at the T junction turn right and continue into High Road, ignore the first turning for Back Lane, turn right after the Queens Head public house in to Back Lane where the property is on the left.

### Ref G17998/02/24

### Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

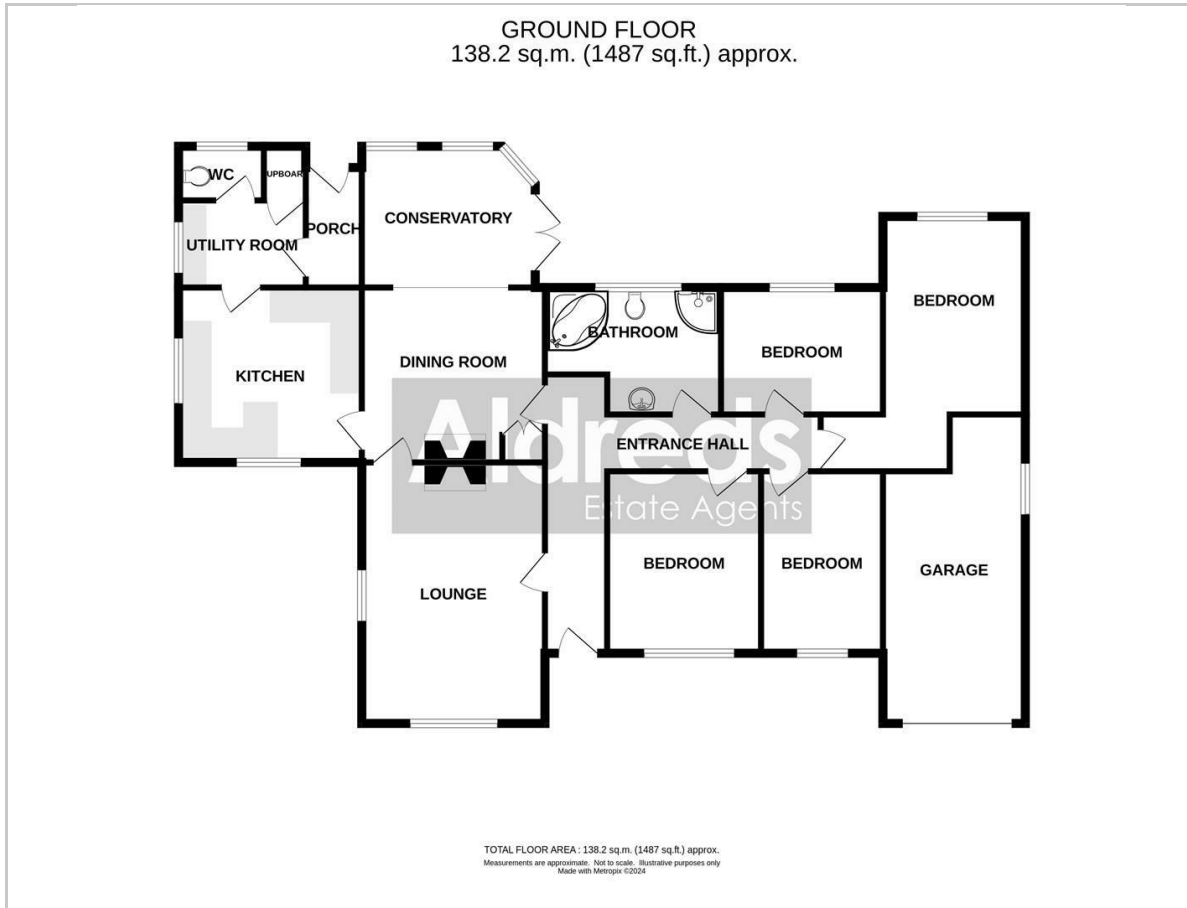
A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



## Floor Plan



## Area Map



## Viewing

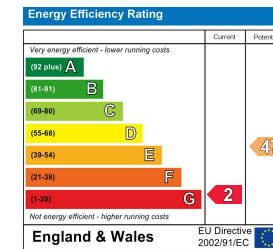
Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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## Energy Efficiency Graph



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