



## Mclean Drive, Kessingland, Lowestoft, NR33 7TY

Guide Price £180,000

- KESSINGLAND
- OPEN-PLAN LIVING
- LOW MAINTENANCE GARDENS
- LIFE ON ONE LEVEL
- ENTRANCE PORCH
- GARAGE WITH PARKING
- 2 DOUBLE BEDROOMS
- UTILITY / REAR LOBBY
- CALL TO VIEW

GUIDE £180,000 - £190,000

Life ALL ON ONE LEVEL in the COASTAL village of Kessingland; offered FOR SALE in GOOD order throughout, this 2 bed BUNGALOW benefits OPEN-PLAN living with lounge / diner into kitchen & SEPARATE utility room; bathroom & 2 DOUBLE bedrooms. uPVC double glazed windows & GCH. Low maintenance gardens with parking & GARAGE...

### ENTRANCE PORCH

Pop your shoes off and come on inside, handy porch with radiator gives shelter and access to...

### LOUNGE / DINER

5.09m x 4.08m (16'8" x 13'4")

Well-presented OPEN-PLAN living room; fitted carpet, uPVC double glazed window, radiators, TV / power points and electric fireplace with surround.

### KITCHEN

2.70m x 2.50m (8'10" x 8'2")

Wall and base units with worktop, inset sink / drainer, extractor fan and space / plumbing for your chosen appliances; tiled flooring, uPVC double glazed window, power points and door into...

### UTILITY ROOM

2.94m x 1.69m (9'7" x 5'6")

Addition to the home is rather handy and offers a multitude of purposes; worktop and space / plumbing for your chosen appliances. Tiled flooring, uPVC double glazed windows, power points and door out to the rear garden.

### INNER HALLWAY

With access to both bedrooms, bathroom and built-in cupboards which give storage and house the consumer unit and gas central heating / domestic hot water combination boiler.

### BATHROOM

Excellent size and tiled top to toe with a white suite comprising a pedestal basin, low level WC and panelled bath with mains shower over. Granite tiled flooring, uPVC opaque double glazed window and radiator.

### BEDROOM 1

3.94m x 2.28m (12'11" x 7'5")

Good size double bedroom overlooks the rear garden and features fitted carpet, uPVC double glazed window, radiator and power points.

### BEDROOM 2

3.89m x 2.73m (12'9" x 8'11")

Another double bedroom at the front of the home; fitted carpet, uPVC double glazed windows, radiator, TV and power points.

### OUTSIDE

Low maintenance gardens predominately paved giving ease in maintaining and patio areas perfectly positioned. Outside lighting, water tap and shingled area. Pedestrian path leads you to the GARAGE en bloc with parking in front.

FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND A

ENERGY PERFORMANCE - RATING D



MCLEAN DRIVE, KESSINGLAND  
TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		