

£230,000  
Guide Price



## Lincoln Drive

Suffolk, NR32 3FL

- Well presented town house
- 3 double bedrooms
- South facing garden
- Master bedroom to en-suite
- Neutral décor throughout
- Sought after development in Oulton Broad
- Off road parking
- Kitchen/Diner
- Porch entrance
- Close proximity to local schools

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### Summary

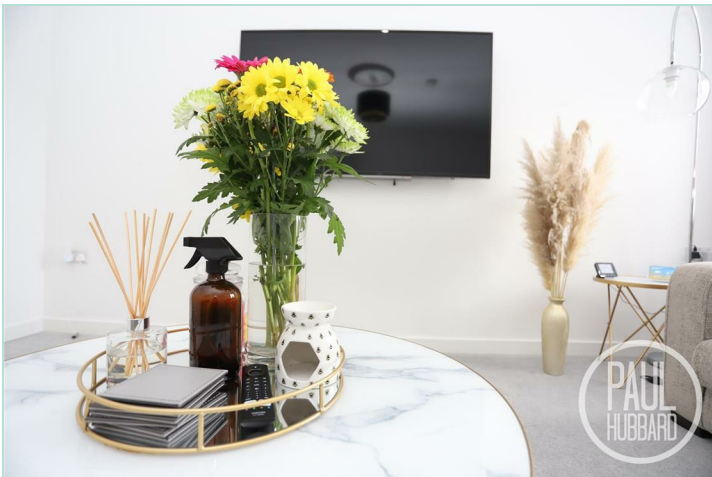
Immaculate townhouse with 3 double bedrooms, south-facing garden and master bedroom with en-suite. Enjoy a kitchen/diner, neutral décor and porch entrance. Located near local schools in the sought-after Oulton Broad development. Off-road parking adds convenience to this well-presented home.

### Location

This 3 bedroom semi-detached property is situated in the hidden gem of Oulton Broad, boasting one of the best inland waterways in the UK. Just a stone's throw away from Lowestoft, this vibrant spot is bursting with independent eateries, cosy coffee shops, and picturesque parks. With two train stations offering direct links to Norwich and Ipswich, it's never been easier to explore this stunning location. Whether you're looking for a relaxing day out or an action-packed adventure, Oulton Broad has something for everyone! This apartment is situated walking distance from ample on road parking and Oulton Broad North train station.

### Entrance Porch

Composite door to the front aspect, fitted carpet, radiator, fuse board and a door opening into the sitting room.



### Sitting Room

4.47m x 3.62m

Fitted carpet, UPVC double glazed window to the front aspect, radiator, under stair storage cupboard and a door opening into the hallway.



### Hallway

Fitted carpet, doors opening to the cloakroom & kitchen and stairs leading up to the first floor landing.

### Cloakroom

1.12m x 1.44m

Vinyl flooring, radiator, extractor fan, toilet and a wall mounted wash basin with a mixer tap & a tile splash back.



### Kitchen/Diner

2.70m x 3.61m

Vinyl flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, laminate work surfaces, inset composite 1.5 sink & drainer with stainless steel mixer tap, built in oven, gas hob & extractor hood, space for a fridge freezer & washing machine and French doors opening to the rear garden.

### Stairs leading to the first floor landing

Fitted carpet, radiator, doors opening to bedrooms 2-3 & the bathroom and stairs leading to the first floor landing.



### Bedroom 2

2.71m max x 3.60m

Fitted carpet, x2 UPVC double glazed windows to the front aspect and a radiator.

### Bedroom 3

3.30m x 3.63m

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Bathroom

2.62m x 1.70m

Vinyl flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, part tiled walls, extractor fan, toilet, pedestal wash basin with a mixer tap, panelled bath with a mixer tap and an electric shower with a hand-held head.



### Stairs leading to the second floor landing

Fitted carpet and doors opening to bedroom 1 & a built in storage cupboard.

### Bedroom 1

5.19m x 2.61m

Fitted carpet, UPVC double glazed window to the front aspect, radiator, loft access and a door opening to the en-suite shower room.



### En-suite shower room

1.84m max x 3.41m

Vinyl flooring, timber frame Velux window, heated towel rail, part tiled walls, extractor fan, toilet, pedestal wash basin with a mixer tap, and a mains fed shower with both hand-held & rainfall heads, set into a cubicle enclosure.

### Outside

To the front of the property a brick weave driveway with off road parking and patio pathway to the side aspect which leads up to the porch and timber gate opening to the rear garden.

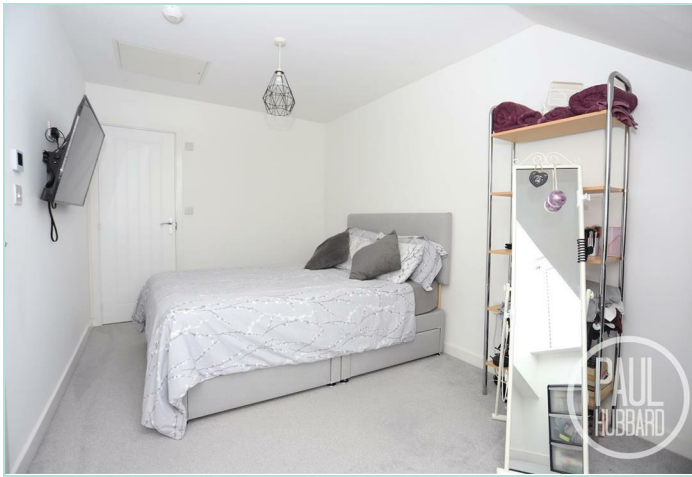
To the rear of the property a fully enclosed, south facing laid lawn garden with patio area.




### Financial Services

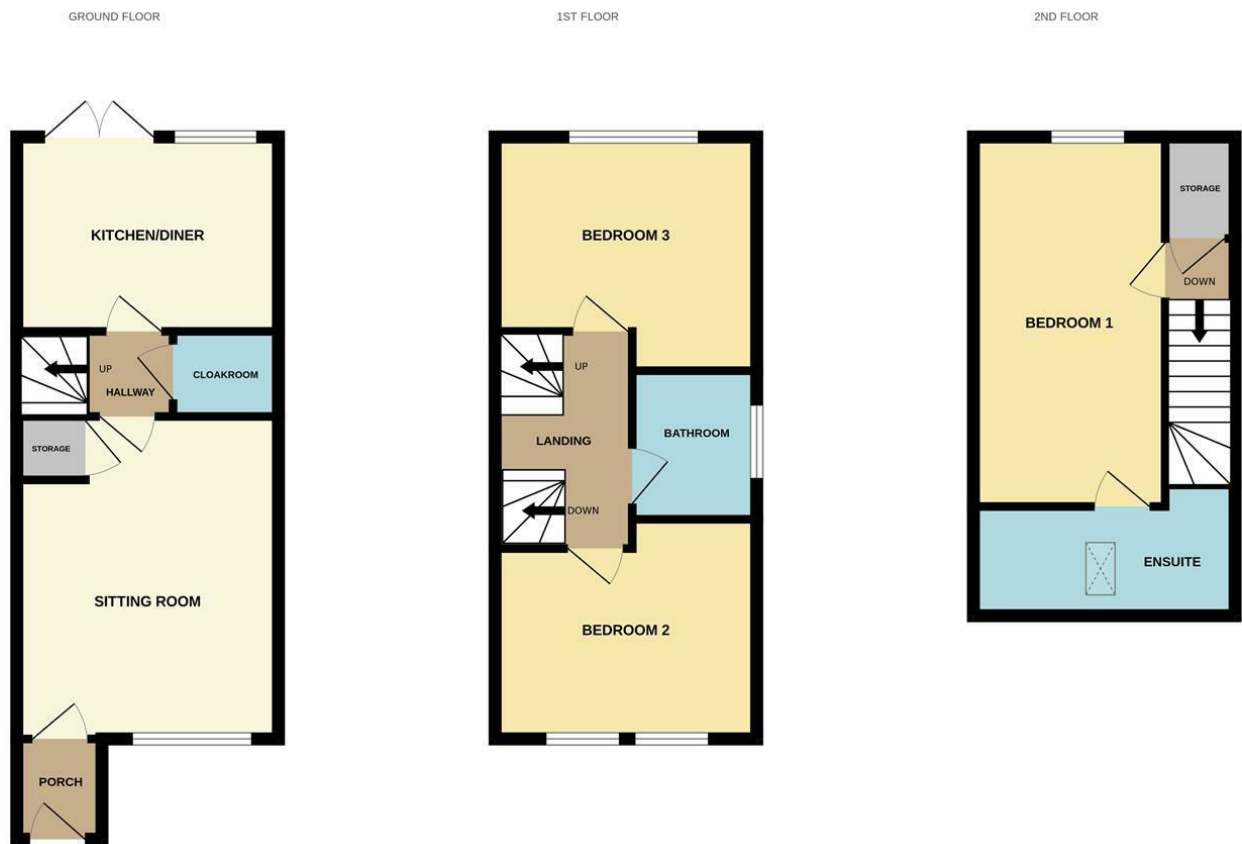
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Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: B  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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