





Leman Lodge Green Lane,Kessingland Lowestoft NR33 7RH

william h brown

welcome to

Leman Lodge Green Lane, Kessingland Lowestoft

BUNGALOW BY THE SEA Guide price £550,000 - £600,000. This individually designed bungalow in Kessingland beautifully combines space, privacy, and coastal living. Set within a secluded plot of over half an acre (stms), the property features expansive gardens, and a horse shoe driveway!

Entrance Hall
Double glazed front door. Tiled entrance hall leading to all main rooms. Spotlights. Radiator.

Ground Floor Wc
Double glazed window to side. Laminate wood effect flooring. Wc and wash hand basin with vanity unit.

Lounge
22' x 18' (6.71m x 5.49m)
Double glazed patio doors to rear garden. Double glazed window to front. Carpet flooring. Feature fireplace. Radiator.

Dining Room
18' 3" x 13' 7" (5.56m x 4.14m)
Double glazed french doors to rear garden. Double doors to kitchen. Tiled flooring. Radiator. Power points.

Kitchen
14' 6" x 10' 8" (4.42m x 3.25m)
Double glazed window to rear. Double doors to dining room. Door to breakfast/garden room. Tiled flooring and part tiled walls. Fitted units and worktops. 1.5 Sink and drainer. Integrated dishwasher. Integrated eye level oven and grill. Integrated gas hob.

Breakfast/Garden Room
10' 7" x 9' 8" (3.23m x 2.95m)
Double glazed french doors to rear. Door to utility room. Archway to kitchen. Tiled flooring.

Utility Room
9' 11" x 8' 11" (3.02m x 2.72m)
Double glazed door to rear. Tiled flooring and part tiled walls. Fitted units and worktops. Built in storage. Plumbing for washing machine and dryer. Butler sink.

Bedroom One
21' 3" Max x 12' 1" Max (6.48m Max x 3.68m Max)
Double glazed windows to front and side. Door to ensuite. Carpet flooring. Built in storage/wardrobe space. Radiator. Double bedroom.

Ensuite
Tiled flooring. Part tiled walls. Walk-in shower. Wc and wash hand basin with vanity unit. Spotlights. Radiator.

Bedroom Two
18' 4" x 10' 7" (5.59m x 3.23m)
Double glazed window to rear. Carpet flooring. Built in storage/ wardrobe space. Radiator. Double bedroom.

Bedroom Three
12' 2" x 9' 11" (3.71m x 3.02m)
Double glazed window to side. Carpet flooring. Radiator. Double bedroom.

Bedroom Four/Study
11' 11" x 5' 7" (3.63m x 1.70m)
Double glazed window to front. Carpet flooring. Power points.

Bathroom
Double glazed window to side. Tiled flooring and part tiled walls. Bathtub with mixer taps. Walk-in shower. Wc and wash hand basin with built in vanity units. Spotlights. Towel radiator.

Front Garden
Gated entrance to front with large plot offering a double garage. Horseshoe driveway leading to front









of property and side gate.

Rear Garden
Vast rear garden with 0.6 acre plot offering a garage and greenhouse to side. Fully enclosed by fencing with decking leading to grass at rear. Water feature. Wrap around garden.

Outbuilding
Double garage to rear with greenhouse to side.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- GUIDE PRICE £550,000 - £600,000
- 0.6 ACRE PLOT (stms)
- GRAND ROOM SIZES THROUGHOUT
- COASTAL LOCATION
- FOUR SPACIOUS BEDROOMS

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£550,000



Total floor area 263.0 m² (2,831 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
LOW109417 - 0007

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