

£325,000
Asking Price



Landspring Lane

Lowestoft, NR33 9RT

- Detached family home
- 3 separate bedrooms
- Set on a spacious plot
- Generous double garage
- West facing rear garden
- Cosy sitting room with multi fuel burner
- Open-plan kitchen/ diner
- Gas central heating & UPVC double glazing
- Close to local amenities, shops & schools
- Great transport links nearby





Location - Lowestoft

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

Porch

2.27 x 1.01

Entrance door to the side aspect, vinyl flooring, UPVC double glazed window to the front aspect, space for storing coats & shoes and UPVC sliding doors opening into the entrance hall.



Entrance Hall

Vinyl flooring, vertical radiator and stairs to the first floor landing.

Sitting Room

4.49 x 3.94

Karndean flooring, UPVC double glazed window to the front aspect & fitted blinds, vertical radiator, cast iron multi fuel burner and French doors opening to the dining room.



Kitchen/ Diner

5.71 max x 2.71 max

Laminate flooring, dual aspect UPVC double glazed windows, built-in storage cupboard, vertical radiator, units above & below, laminate work surfaces, inset composite sink & drainer with mixer tap, space for an oven, American style fridge freezer & washing machine, UPVC sliding doors open to the rear garden (with fitted electric blinds) and a UPVC door opens to the side exterior.

Stairs to the First Floor Landing

Fitted carpet, UPVC double glazed window to the side aspect, radiator and doors opening to the bedrooms & bathroom.

Bedroom 1

3.55 x 3.36

Fitted carpet, UPVC double glazed window to the rear aspect, radiator and a built-in wardrobe.

Bedroom 2

3.37 x 2.73

Fitted carpet, UPVC double glazed window to the front aspect with fitted shutter blinds, radiator and x2 built-in wardrobes (gas boiler & water cylinder).

Bedroom 3

2.53 x 2.07

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





Bathroom

2.03 xc 1.66

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, heated towel rail, toilet & wash basin with mixer tap set into a cubicle enclosure, panelled bath tub with mixer tap, a mains fed shower set above with both handheld & rainfall heads and aqua board wall panels.

Outside

A spacious paved driveway provides ample off-road parking for multiple vehicles, complemented by an additional shingle frontage offering further parking when required. The frontage is attractively bordered by mature plants and shrubs, with the main entrance sheltered beneath a storm porch. Double-gated side access leads through to the rear garden.



The generous west-facing rear garden is predominantly laid to lawn and enjoys a high degree of privacy, framed by established shrubs and a mature tree. A decked seating area with a fitted pergola creates an ideal space for outdoor dining and entertaining. Further benefits include two timber storage sheds and both vehicular and pedestrian access to the detached double garage.

Double Garage

6.47 x 4.35

A substantial double garage benefiting from light and power, featuring an up-and-over door to the front and a pedestrian access door to the side. The garage also includes a mechanic's inspection pit, currently covered with boarding but easily reinstated if required. To the rear, additional space offers scope for extension (subject to the necessary planning permissions). The garage also presents excellent potential for conversion into a self-contained annexe, home office, gym, or workshop, subject to the appropriate planning consents and building regulations.



Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







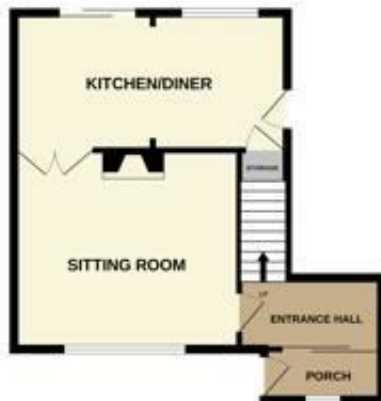
Tenure: Freehold
 Council Tax Band: C
 EPC Rating: E
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other fixed and/or removable items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for 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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