



**Leman Lodge Green Lane, Kessingland Lowestoft NR33 7RH**

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## **Leman Lodge Green Lane, Kessingland Lowestoft**

**\*\*BUNGALOW BY THE SEA\*\*** Guide price £600,000-£650,000. 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 horseshoe 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.



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## Leman Lodge Green Lane, Kessingland Lowestoft

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

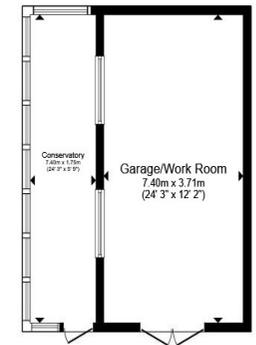
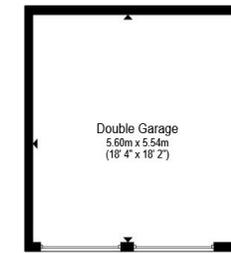
Tenure: Freehold EPC Rating: C  
Council Tax Band: E

guide price

**£600,000**



Ground Floor



Outbuilding

Total floor area 263.0 m<sup>2</sup> (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](http://www.propertybox.io)



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Property Ref:  
LOW109417 - 0003

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