



45 Lincoln Drive

Oulton
Lowestoft
NR32 3FL

OIEO **£230,000**
Freehold

3 Bedroom Semi-Detached House
Modern Throughout
Ensuite to Principal Bedroom
3 Spacious Bedrooms
Spacious Downstairs living area
Downstairs wc
Off Road Parking for Two Cars



Bycroft Estate Agents are delighted to offer this modern three bedroom semi detached family home in the sought after village of Oulton. The property is modern throughout and spread over three levels, with the main bedroom being on the top floor with an ensuite, two additional bedrooms on the middle floor along side a family bathroom, on the ground floor is a spacious lounge, kitchen/diner and wc.

PORCH/ ENTRANCE HALL

radiator, door leading into:

LOUNGE

14' 7" x 11' 10" (4.47m x 3.62m) maximum, double glazed window overlooking the front aspect, radiator, spacious storage cupboard under stairs.

CLOAKROOM

wc, wash hand basin with mixer tap, radiator.

KITCHEN/DINER

11' 10" x 8' 9" (3.62m x 2.69m) maximum, double glazed windows over looking rear aspect, French doors into garden, radiator, space and plumbing for washing machine, fridge freezer, integrated oven, hob and extractor fan, range of modern base and wall units, space for a small dining table.



FIRST FLOOR LANDING

BEDROOM 2

11' 0" x 11' 10" (3.37m x 3.62m) maximum, two separate double glazed windows overlooking the front aspect, radiator.

BEDROOM 3

11' 10" x 7' 9" (3.62m x 2.37m) large double glazed window overlooking the rear aspect, radiator.

BATHROOM

frosted glazed window, bath with mixer tap and shower over head, hand wash basin with mixer tap, push button wc, heated towel rail.

SECOND FLOOR LANDING

storage cupboard.

BEDROOM 1

16' 11" x 8' 6" (5.17m x 2.61m) maximum, double glazed window overlooking the front aspect, radiator, door into:

ENSUITE

skylight window, shower cubicle with mixer tap, radiator, push button wc, hand wash basin with mixer tap, built in storage.

OUTSIDE

to the front of the property is a driveway for two cars standing and to the rear of the property an enclosed lawned rear garden, paved pathway leading to gate allowing pedestrian access, space for storage shed.

COUNCIL TAX

This property is currently listed as a Band C.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000.



Local Authority
Council Tax Band
EPC Rating

East Suffolk Council
C
B



Gorleston
6 Baker Street
Gorleston
Norfolk
NR31 6QT

Contact
01493 664000
gorleston@bycroftestateagents.co.uk
www.bycroftestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.