



# Aldreds

Estate Agents

51 Love Road

Lowestoft, NR32 2PA

Price Guide £150,000





## 51 Love Road

Lowestoft, NR32 2PA

Price Guide £150,000-£160,000 Aldreds are delighted to offer this very spacious three bedroom property situated in this very convenient North Lowestoft location being within walking distance of Lowestoft town centre, railway station and beaches. The spacious family accommodation includes an entrance hall, open plan lounge/diner and fitted kitchen. On the first floor there is a central landing, three good sized bedrooms and a family bathroom. Outside to the rear there is a beautifully presented enclosed garden which leads out to an allocated parking area. There is an option to install double gates for further parking if required. The property also benefits from gas fired central heating, uPVC double glazing and has beautiful views from the rear windows of Lowestoft Town football ground. Early viewing is strongly recommended to appreciate this beautiful family home.

### Entrance Hall

Timber effect vinyl flooring, uPVC entrance door, stairs rising to first floor.

### Lounge/Diner

18'0" x 11'8" (5.5 x 3.56)

Fitted carpet, coved ceiling, double aspect uPVC windows, tv point, power points, radiator, timber and tiled fireplace with living flame electric fire, ample space for family size dining table and chairs.

### Kitchen

9'2" x 13'5" (2.8 x 4.1)

Ceramic tiled flooring, a range of fitted kitchen units, extended work surfaces, recess for white goods including plumbing for a washing machine, stainless steel sink with single drainer, tiled splashbacks, built in stainless steel eye level double oven with matching four burner gas hob, extraction cooker hood, uPVC window, uPVC door leading out to rear garden, understairs storage cupboard.

### Central Landing

Fitted carpet, loft access leading to an insulated loft space, full length cupboard housing the modern energy efficient combination boiler.







### Bedroom 1

12'2" x 11'11" (3.73 x 3.64)

Fitted carpet, coved ceiling, uPVC window, power points, full length storage cupboard.

### Bedroom 2

12'2" x 5'10" (3.73 x 1.8)

Fitted carpet, coved ceiling, radiator, power points, uPVC window.

### Bedroom 3

8'11" x 8'11" (max) (2.73 x 2.73 (max))

Fitted carpet, uPVC window, power points.

### Family Bathroom

Tile effect flooring, bathroom suite comprising of a shower set over a panel bath, pedestal sink, low level WC, radiator, tiled walls, uPVC window.



### Outside

To the front of the property there is a well presented front garden laid to ornamental stone with a range of shrub borders, enclosed by low level brick walls with patio footpath leading to front door. To the rear of the property there is a beautifully presented garden laid to ornamental stone with various patio areas, a range of flower and shrub borders, brick outbuilding, all enclosed by high brick walls and fencing, vehicular rear access providing allocated off road parking.

Floor Plan

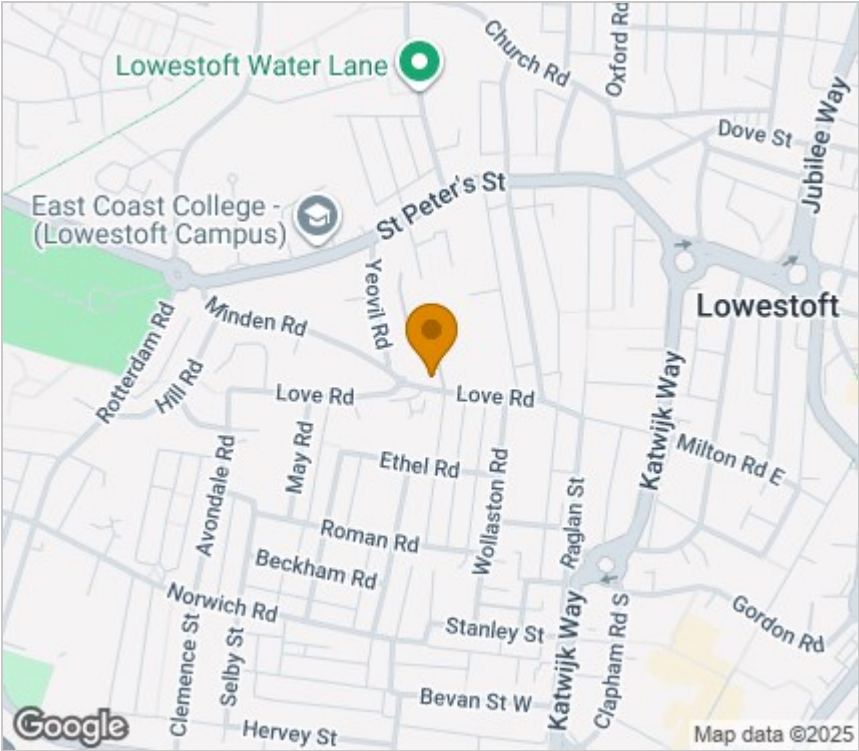


Viewing

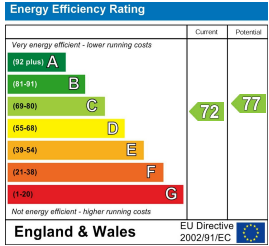
Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

**Disclaimer**  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



143 London Road North, Lowestoft, Suffolk, NR32 1NE  
Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto:lowestoft@aldreds.co.uk) <https://www.aldreds.co.uk/>  
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ  
Directors: Mark Duffield B.S.c. FRICS, Dan Crawley MNAEA Paul Lambert MNAEA