**Mclean Drive,Kessingland Lowestoft NR33 7TY**

william
h brown

*welcome to*

# Mclean Drive, Kessingland Lowestoft

Spacious FOUR bedroom SEMI-DETACHED bungalow with annex potential, conservatory, detached garage, off road parking, double glazing throughout, and gas central heating, situated in a popular area of Lowestoft. This property is not to be missed!

**Entrance Porch**
Double glazed front door. Double glazed window to front and side. Tile effect flooring.

**Lounge**
16' 7" x 12' 2" ( 5.05m x 3.71m )
Double glazed window to front. Door to hallway and kitchen. Carpet flooring. Feature fireplace. 2x Radiators. Power points.

**Kitchen**
8' 10" x 7' 9" ( 2.69m x 2.36m )
Door to garden room. Window to rear. Tiled flooring and part tiled walls. Fitted units and worktops. Sink and drainer. Plumbing for washing machine and dryer. Space for gas oven. Radiator.

**Garden Room**
12' 9" x 6' 1" ( 3.89m x 1.85m )
Double glazed french doors to garden. Double glazed windows to rear. Tiled flooring. Radiator.

**Hallway**
Loft hatch. Carpet flooring. Built in airing cupboard. Radiator.

**Bedroom One**
11' 11" x 10' ( 3.63m x 3.05m )
Double glazed window to front. Carpet flooring. Radiator. Power points. Double bedroom.

**Bedroom Two**
8' 10" Max x 7' 2" Max ( 2.69m Max x 2.18m Max )
Double glazed window to side. Carpet flooring. Built in storage cupboard. Radiator.

**Bedroom Three**
8' 10" x 8' 10" ( 2.69m x 2.69m )
Double glazed window to rear. Carpet flooring. Built in units. Power points.

**Bedroom Four/Annexe**
10' 9" x 9' 11" ( 3.28m x 3.02m )
2x Double glazed windows to side. Doors to Wet room and Wc. Carpet flooring. Radiator. Tv and power points. Double bedroom.

**Wet Room**
Double glazed window to rear. Fully tiled. Overhead shower. Towel rail.

**Wc**
Double glazed window to rear. Wc and wash hand basin.

**Bathroom**
6' 2" x 5' 6" ( 1.88m x 1.68m )
Double glazed window to side. Tiled flooring and fully tied walls. Bath tub. Wc and wash hand basin. Toilet radiator. Extractor fan.

**Front Garden**
Brick wall to front with gate leading to pathway to front door. Landscaped slate garden to side with parking to side garden/ access gate.

**Rear Garden**
Patio leading to grass garden with landscaped beds to side. Fully enclosed with side access gate. Rear access gate.

**Garage**
16' 11" x 8' 4" ( 5.16m x 2.54m )
Garage en-block with up and over door and parking to front.

**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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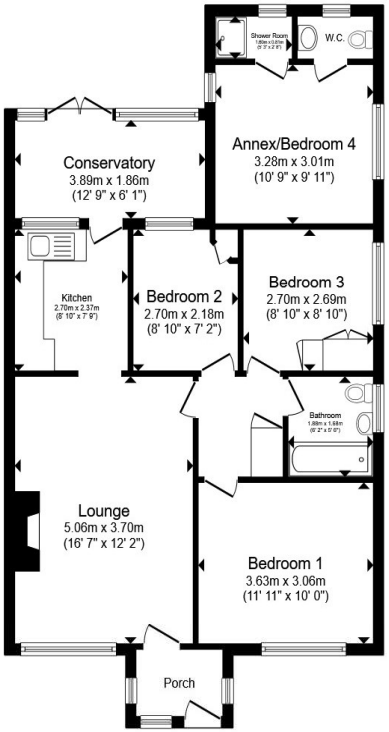
# Mclean Drive, Kessingland Lowestoft

- SEMI-DETACHED FOUR BEDROOM BUNGALOW
- VERSATILE ANNEX/BEDROOM WITH WC
- CONSERVATORY OVERLOOKING REAR GARDEN
- DOUBLE GLAZED THROUGHOUT
- GAS CENTRAL HEATING

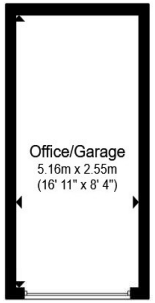
Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over

**£220,000**




**Floor Plan**




**Garage**

Total floor area 95.6 m² (1,029 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:
LOW109721 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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