

Aldreds
Estate Agents

51 Love Road

Lowestoft, NR32 2PA

Price Guide £150,000



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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.

Tenure

Freehold

Services

Mains water, electricity, gas, drainage.

Council Tax

East Suffolk. Band 'A'

Ref: L2429/08/25



