



Estate Agents  
Sales & Lettings  
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#### PROPERTY DESCRIPTION:

Large hall entrance family home with 3 separate bedroom off the landing. The property is close to local shops, schools, buses, park and Lowestoft's award winning beach, making it an ideal family home.

**Lorne Road**  
Lowestoft NR33 0RF

**£149,950**

- \* Family Home With 3 Separate Bedrooms
- \* Lounge & Dining Room
- \* Modern Kitchen & Bathroom

- \* Gas Heating To Radiators
- \* External Wall Insulation
- \* Close To All That's Important For the Family



**Front:**

Enclosed paved garden with brick retaining wall and gate

**Rear:**

Good size enclosed rear garden, gated rear access

**Agents Note:**

Pursuant to the 1979 Estate Agents Act we advise you that the seller of this property is an employee of Shaws

**Tenure:** Freehold

**Council Tax Band:** A

**EPC:** Awaiting Rating

## ACCOMMODATION

**Double Glazed Front Door To:**

**Entrance Hall:**

Laminate flooring, radiator, dado rail, cove ceiling

**Lounge:** 11' 3" x 10' 6" (3.42m x 3.21m)

Display tiled fireplace, double glazed window to front, cupboards housing meter and modern fuse board, laminate flooring, television cable, cove and textured ceiling

**Dining Room:** 11' 4" x 11' 4" (3.46m x 3.45m)

Display fireplace, double glazed window to rear, television cable, telephone point, under stairs storage cupboard, laminate flooring, coved ceiling

**Modern Kitchen:** 10' 5" x 8' 2" (3.17m x 2.48m)

Modern kitchen comprising: Sink and drainer with mixer tap, cupboard below, further range of eye and base units, work tops, space and plumbing for washing machine, gas and electric cooker points, filter above, part tiled walls, double glazed window and door to side, modern boiler for gas heating to radiators, cove and textured ceiling

**Modern White Bathroom Suite:**

Modern white bathroom comprising: Panel enclosed bath, shower, low level W.C, pedestal wash hand basin, extractor, radiator/heated towel rail, part tiled walls, double glazed window to side, cove and textured ceiling

**Stairs To First Floor Landing:**

Cove ceiling

**Bedroom 1:** 14' 1" x 11' 3" (4.29m x 3.43m)

Double glazed window to front, single built in wardrobe, loft access, radiator, cove ceiling

**Bedroom 2:** 11' 3" x 8' 10" (3.43m x 2.69m)

Double glazed window to rear, radiator, cove ceiling

**Bedroom 3:** 10' 4" x 8' 3" (3.15m x 2.51m)

Double glazed window to rear, radiator, cove ceiling

**Outside:**



PLEASE NOTE – Shaws for themselves and for the Vendors of this property whose Agents they are, give notice that: These Particulars do not constitute any part of an offer or Contract. (2) All statements contained in these Particulars as to this property are made without responsibility on the part of Shaws of Lowestoft or the vendor. (3) None of those statements contained in these Particulars are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars. (5) The Vendor does not make or give, and neither Shaws nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this Property