



6 Lyncoln Drive, Oulton

Lowestoft



Minors & Brady

# 6 Lincoln Drive

Oulton, Lowestoft

Set within the well-regarded Limes estate in Oulton, this semi-detached home offers an inviting opportunity for first-time buyers, small families or investors seeking a property that feels instantly welcoming. Bright, well-presented interiors include a comfortable living room, a sociable kitchen/dining space with French doors to the garden, two restful bedrooms and a fresh family bathroom. With a private rear garden and off-road parking, it's a straightforward, appealing home in a sought-after setting, ideal for those looking to settle into Oulton with ease.

- Semi-detached residence positioned within the esteemed 'Limes' estate within the sought-after area of Oulton
- Suitable choice for first-time buyers, small families or investors!
- Easy access to a wide range of amenities within the town, including shops, schools, transport links and the scenic coastline
- Well-presented accommodation that can easily adapt to your own lifestyle preferences and interior design
- Comfortable living room that is filled with natural light, inviting relaxation and entertaining
- Kitchen/dining room with French doors that open out to the garden, fitted with modern units, an integrated oven and a fridge/freezer
- Two bedrooms offering comfort and privacy, complemented by a three-piece family bathroom
- A private garden featuring a laid to lawn and a patio for outdoor seating
- Driveway providing off-road parking



M&B

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Oulton, Lowestoft

## Oulton

Lincoln Drive sits within The Limes development in Oulton, Suffolk, a modern residential area shaped around quiet streets, green edges, and easy access to everyday essentials. Its setting offers a calm, family-friendly neighbourhood close to Oulton Broad, with day-to-day conveniences and outdoor spaces all within easy reach.

Nearby amenities include several useful local shops and supermarkets. The closest options are One Stop, Aldi, and Tesco Superstore, all a short drive from the development. Families benefit from strong school coverage: The Limes Primary Academy sits directly within the development, and nearby choices include Oulton Broad Primary School, Dell Primary School, and East Point Academy for secondary.

Transport links are straightforward. Oulton Broad North and Oulton Broad South stations provide rail connections to Lowestoft, Norwich, and beyond, while regular bus routes run along Gorleston Road and Saltwater Way. Road access to the A146 and A12 supports easy commuting and weekend travel.

Lifestyle here leans toward practical, relaxed living. Oulton Broad offers waterside walks, cafés, Nicholas Everitt Park, and access to the Broads National Park for boating and nature trails. The area supports a balanced pace of life with green space, community amenities, and reliable transport close by.



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Oulton, Lowestoft

Set within the well-regarded Limes estate in Oulton, this semi-detached home offers a calm, well-presented setting ideal for first-time buyers, small families or investors seeking a property that feels immediately comfortable and easy to make their own.

The location is known for its friendly community feel and everyday convenience, adding to the appeal for those looking to settle into the area with confidence.

A bright and welcoming entrance hall creates a pleasant first impression, complemented by a useful WC. The living room sits to the front of the home, a naturally light-filled space that encourages relaxation and offers a versatile backdrop for both quiet evenings and informal entertaining.

To the rear, the kitchen/dining room provides a sociable heart to the home. Modern units and integrated appliances, including an oven and fridge/freezer, keep the space practical and contemporary, while French doors open directly onto the garden. This connection to the outdoors brings an uplifting feel, making mealtimes and weekend moments particularly enjoyable.

Upstairs, two comfortable bedrooms offer privacy and flexibility, each ready to be styled to suit personal tastes or changing lifestyle needs. A three-piece family bathroom completes the accommodation, presented in a fresh and functional manner.



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The rear garden is arranged with a lawn and patio area, creating a simple and inviting outdoor space for seating, play or quiet relaxation.

A driveway to the front provides off-road parking, adding further convenience.

Altogether, this is a well-kept and adaptable home in a sought-after residential setting, a property that feels welcoming from the outset and offers a straightforward opportunity for those looking to enjoy life in Oulton.

## Agents Notes

Freehold

Connected to mains water, electricity and drainage.

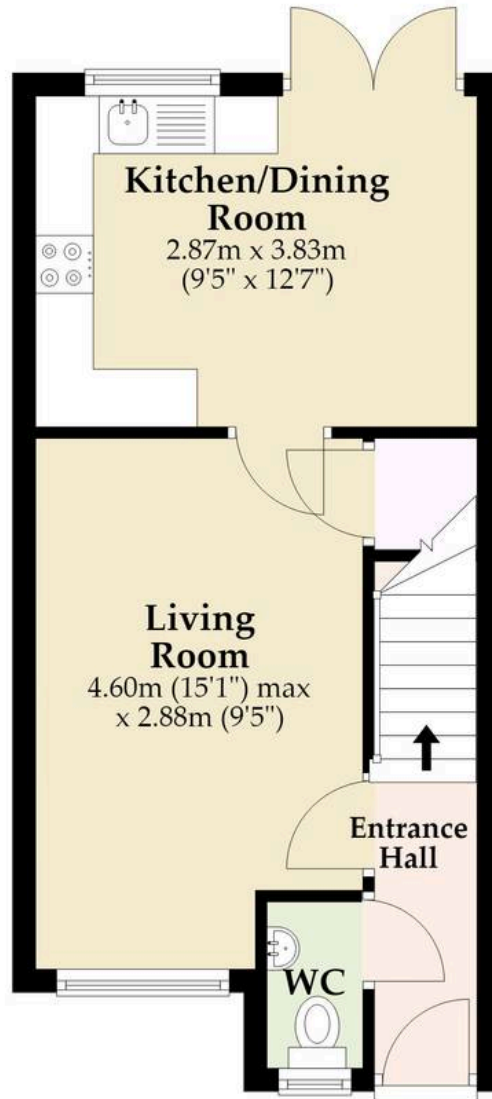
Central heating system.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>97</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

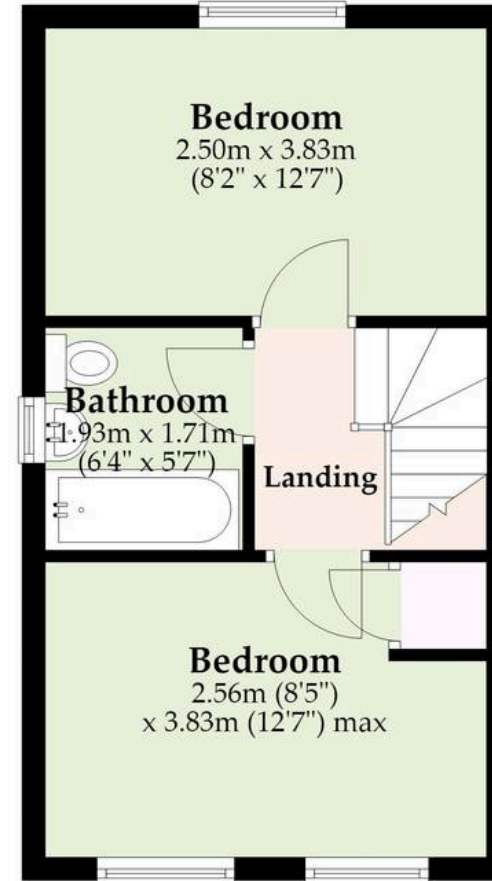
## Ground Floor

Approx. 30.5 sq. metres (328.8 sq. feet)



## First Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



Total area: approx. 58.1 sq. metres (625.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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