



CHOICE PROPERTIES

Estate Agents

16 Vampire Road,
Manby, LN11 8TX

Reduced To £155,000



Choice Properties are delighted to bring to market this fantastic two bedroom bungalow which is situated in the ever popular village of Manby, a short distance from the historic town of Louth. The property not only benefits from low maintenance gardens, a driveway and garage but also gas central heating and UPVC double glazing. Offering no chain, this property is a must to view.

With the advantage of Gas Fired Central Heating & UPVC Double Glazing this well laid out internal accommodation consists of :-

Front Entrance Door

Leading into :

Hallway

15'1" x 4'6"

Radiator. Power Points. Telephone Point. Access to Loft area. Smoke Alarm.

Kitchen/Diner

12'0" x 9'8"

Wall & Base units with Work Surfaces over. 1.5 sink unit with drainer and taps. Space for under counter fridge & space and plumbing for washing machine. Space for cooker with extractor hood over. Partly tiled. Power Points. UPVC Side door to Driveway.

Living Room

12'0" x 13'8"

Radiator. Power Points. TV Aerial Point.

Bedroom 1

10'4" x 13'8"

Radiator. Power Points.

Bedroom 2

10'4" x 9'8"

Radiator. Power Points.

Bathroom

7'4" x 6'10"

Bathroom suite consisting of walk-in shower, low level flush WC, pedestal wash hand basin with mixer taps. Part tiled walls. Extractor Fan. Storage Cupboard. Radiator.

Garage

18'10" x 10'0"

Up & Over Door, Power & Lighting. Personal Side Access Door.

Garden

The rear garden has been laid mainly to lawn with well established hedges.

Tenure

Freehold

Council Tax Bands

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A. Amount payable for 2022/2023 is £1,332.84

Viewing Arrangements

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033. Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

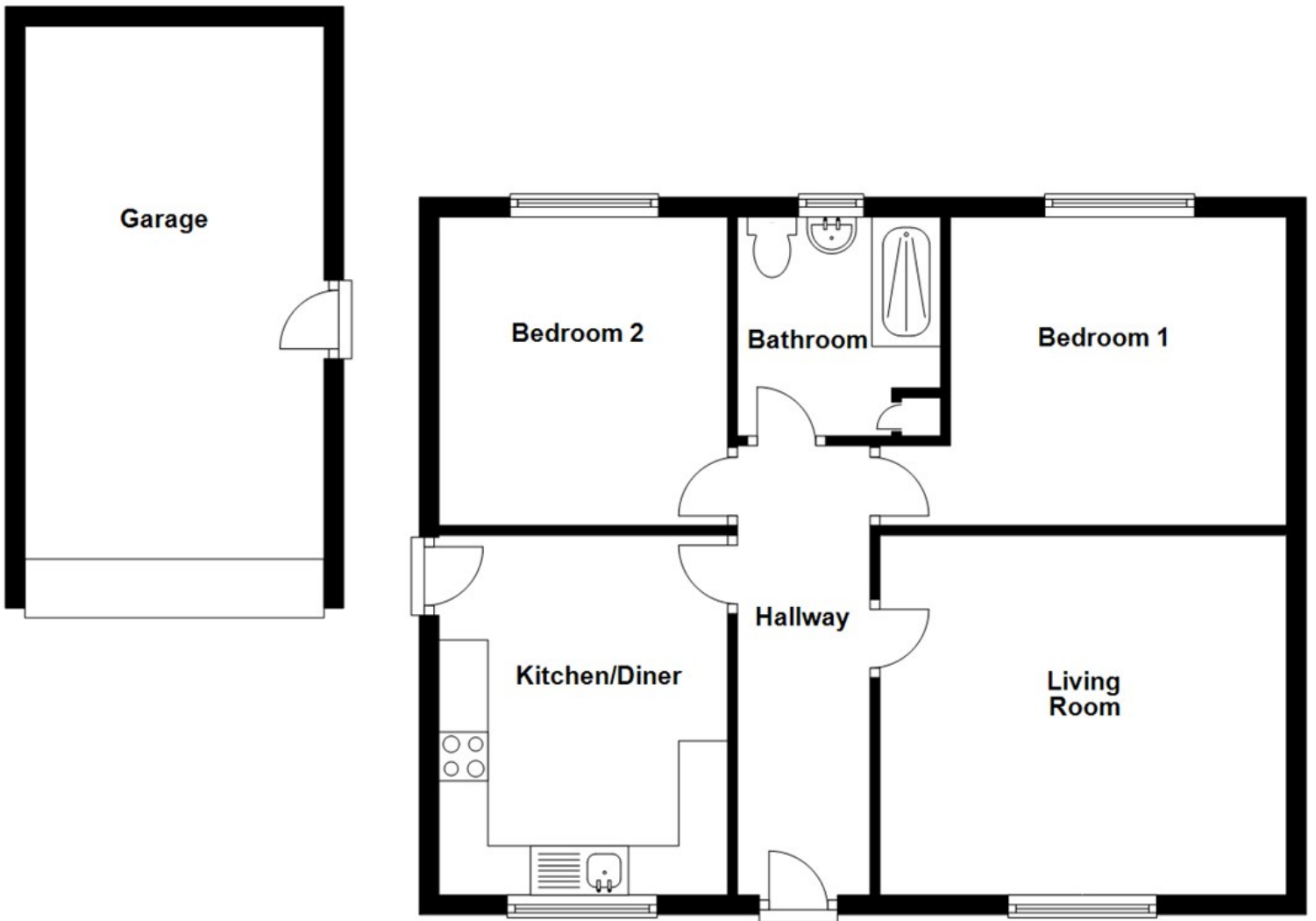
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





Ground Floor

Approx. 77.6 sq. metres (834.9 sq. feet)



Total area: approx. 77.6 sq. metres (834.9 sq. feet)

Directions

Use LN11 8TX in your SatNav.

