



CHOICE PROPERTIES

Estate Agents

1 Provost Road,
Manby, Louth, LN11 8TT

Reduced To £295,000



It is a pleasure for Choice Properties to bring to the market this spacious and well maintained three bedroom detached house located in the quiet residential village of Manby. Only a short drive from the popular market town of Louth and a short drive from the coast, this well laid out house offers generously proportioned room sizes and boasts privately enclosed gardens. Early viewing is advised to appreciate what is on offer.

Offering generously proportioned rooms throughout and a flexible layout, the abundantly light and beautifully maintained accommodation comprises:-

Entrance Hall

13'0" x 11'2"

Spacious light and airy hallways, staircase to the first floor, under stairs storage cupboard, tiled flooring.

Kitchen

11'2" x 11'0"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral double cooker, four ring electric hob with features stainless steel extractor over, space for fridge/freezer, integral dishwasher, tiled flooring.

Reception Room

14'9" x 13'4"

Spacious reception room opening into the dining area, TV Aerial point, telephone point.

Dining Room

9'3" x 13'4"

Ample space for a dining table, door to side aspect into kitchen, sliding patio doors leading into:-

Conservatory

12'3" x 10'11"

Polycarbonate pitched roof, triple aspect windows, French patio doors leading onto the well tended gardens, laminate flooring.

Landing

3'3" x 6'0"

Loft access - partly boarded with ladder and lighting.

Bedroom 1

10'2" x 15'10"

Spacious double bedroom, built in storage cupboard.

Bedroom 2

11'7" x 6'7"

Spacious double bedroom, built in storage cupboard.

Bedroom 3

13'4" x 10'4"

Spacious double bedroom, built in storage cupboard.

Bathroom

4'10" x 10'0"

Fitted with a three piece suite comprising panelled bath with mixer tap

Shower Room

3'3" x 4'9"

Window to side.

WC

5'1" x 4'6"

Fitted with a WC with dual flush button and hand wash basin with mixer tap, both built into vanity with a tiled splashback.

Side Passage

24'4" x 3'7"

Door to garage and door to rear.

Driveway

Providing off road parking.

Garage/Utility Area

28'7" x 9'2"

Garage:-

Up and over door, power and lighting, pedestrian door to side aspect.

Utility area:-

Located within the garage, plumbing for a washing machine, space for extra appliances.

Gardens

The property boasts a privately enclosed garden laid to lawn with timber fencing and hedging to the boundaries. The gardens further benefit from raised beds to the boundaries housing an array of well-maintained plants and shrubs as well as a variety of well established shrubs around the garden. The gardens also feature a paved patio area and an outside tap.

Council Tax Band

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 C.

Tenure

Freehold

Viewing Arrangements

Viewing by appointment through Choice Properties Louth on 01507 860033.

Opening Hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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.

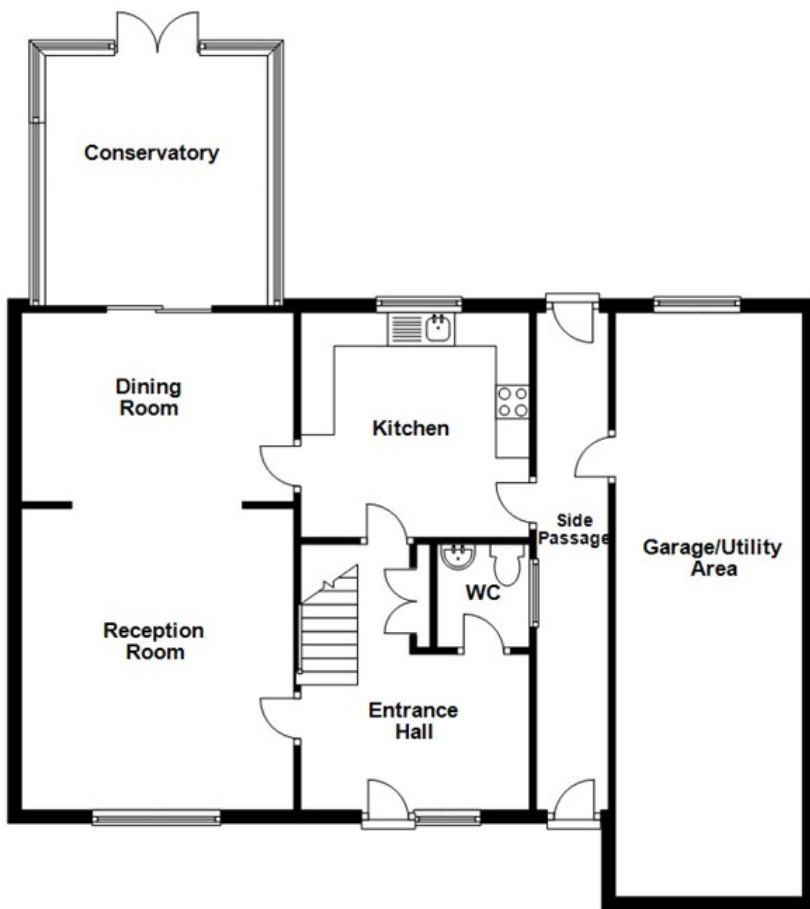
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



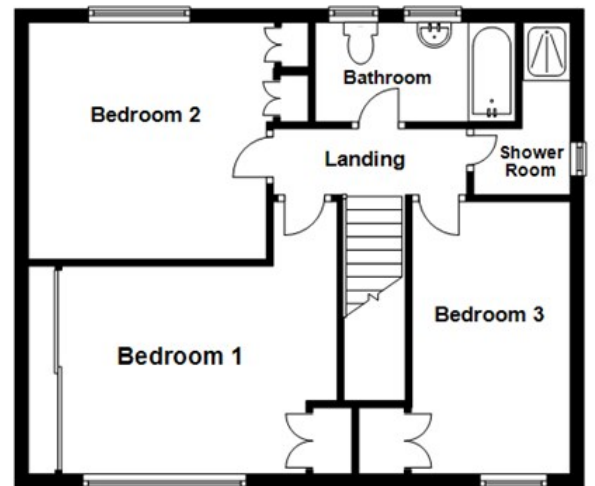




Ground Floor



First Floor



Directions

Please use the postcode - LN11 8TT to direct to the property from our Louth office heading back towards the coast and into Manby.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

