



CHOICE PROPERTIES

Estate Agents

Springfield Carlton Road,
Manby, LN11 8HH

Offers In Excess Of £550,000



Occupying an ideal position in the village of Manby and sitting on a spacious plot, Choice Properties are delighted to bring to market this impressive home. Offering five bedrooms (one en-suite), spectacular open plan living space as well as a double garage with studio above, this superb property has been finished to a high specification with quality internal fittings. This beautiful home is ready to view at your earliest convenience.

The property has gas central heating and UPVC Double Glazing. Internally the well laid out accommodation consists of :-

Front entrance door to:

Entrance Hall

22'1" x 6'5"

Staircase to the first floor landing. Understairs storage cupboard. Radiator. Smoke alarm. Tiled floor.

Cloakroom WC

6'6" x 3'1"

With w.c. and wash hand basin. Tiled floor.

Lounge

22'1" x 11'4"

Electric fire set in feature surround. 2 radiators. Wall and ceiling lights. Opening leading through to the dining room. Double doors opening into the sun room.

Sun Room

18'5" x 11'3"

Radiator. Spot lighting. Double doors leading out to the rear.

Dining Room

12'10" x 10'7"

Bay with double doors leading out to the rear. Radiator. Centre lighting. Door to:

Study/Utility Space

10'7" x 6'8"

Radiator. Smoke alarm.

Kitchen

22'1" x 11'

The spacious kitchen is fitted with a range of units covered with granite work surfaces which also incorporates a drainer for the sink unit with mixer taps. Central kitchen island with fitted storage and matching work surfaces. Integrated electric oven and induction hob with extractor hood over. Space for American style fridge/freezer, washing machine, dishwasher and tumble dryer. Gas combination boiler which supplies the central heating and hot water. Spot lighting. Tiled floor. Radiator.

Landing

16'2" x 6'5"

Fitted storage cupboard. Access to the loft area.

Bedroom 1

15'5" x 10'11" plus 12' x 5'6" (dressing area)

Double doors to Balcony. Radiator. Dressing area. Door to:

En-suite Shower Room

10'5" x 4'

With three piece white suite which consists of a shower enclosure with mixer shower, wash hand basin and w.c. set in vanity unit with storage. Fully tiled walls. Extractor fan. Chrome heated towel rail. Spot lighting.

Bedroom 2

11' x 10'4"

Radiator.

Bedroom 3

11' x 9'9"

Radiator.

Bedroom 4

11' x 11' to widest dimensions

Presently used as a study with fitted desks and storage. Radiator.

Bedroom 5

11' x 6'1"

Radiator.

Bathroom

9' x 5'4"

With three piece white suite which consists of a P-shaped shower bath with mixer shower and screen over, wash hand basin and w.c. set in vanity unit with storage. Fully tiled walls. Chrome heated towel rail. Tiled floor. Extractor fan.

Driveway

Spacious gravelled driveway with turning space and parking for several vehicles.

Double Garage

23' x 18'

Spacious double garage with electric remote operated garage door plus personal side door. Power and lighting. Staircase to the Studio above.

Studio

23' x 14'10"

Power and lighting.

Gardens

To the front of the property is a lawned garden fronted by a low level brick wall. To the rear is a spacious privately enclosed garden which is also laid to lawn with a paved patio area. Roll out canopy. Hot and cold external water taps. Timber shed measuring 12' x 12'. Outside lighting.

Tenure

Freehold

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 D.

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.

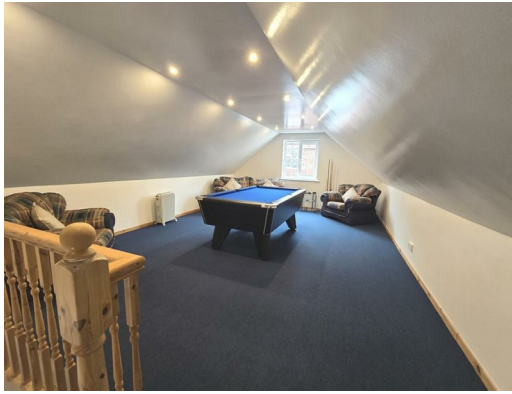
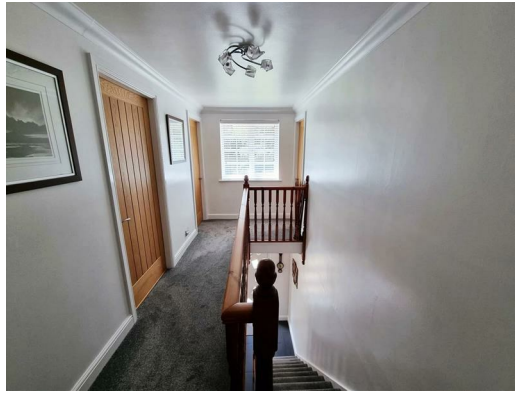
Making an offer

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 regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. 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.

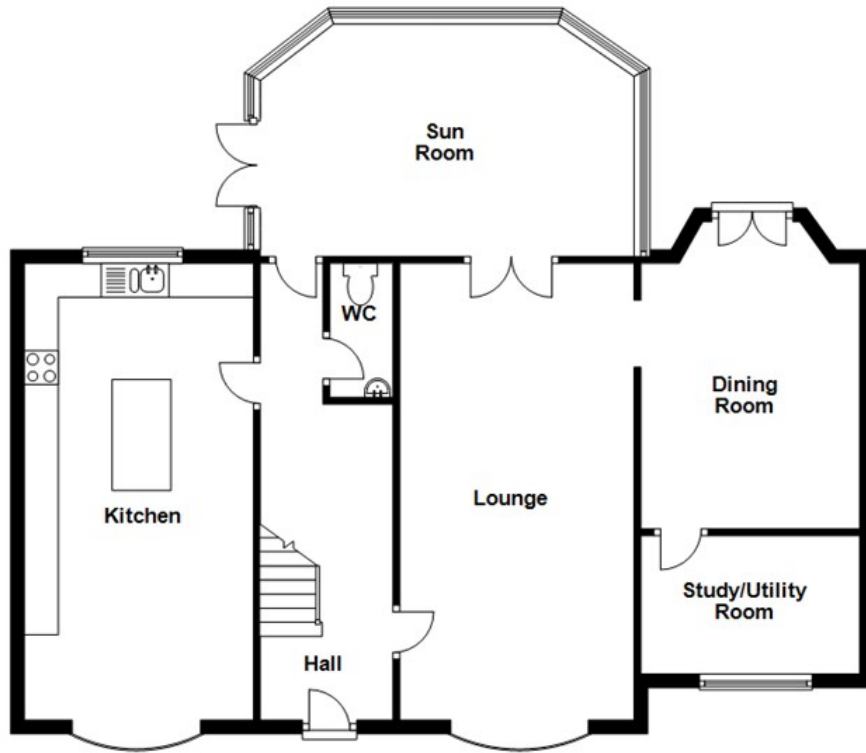
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



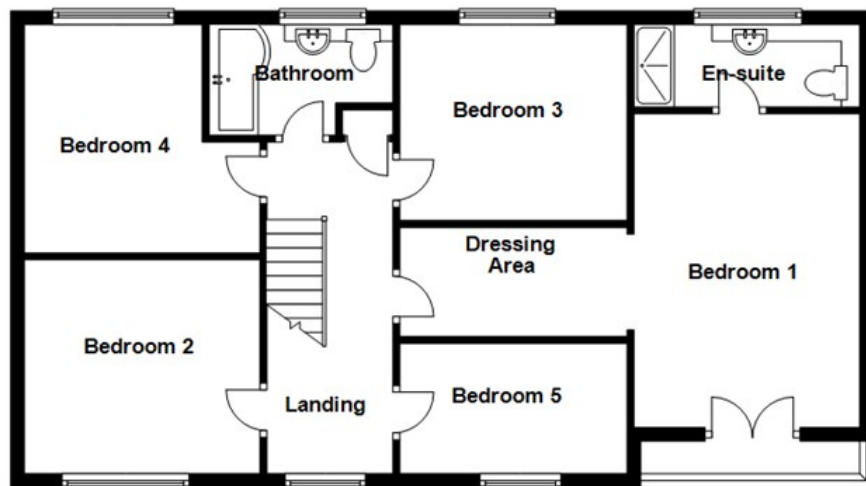




Ground Floor



First Floor



Directions

Use LN11 8HH in your Sat Nav.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) 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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

