



CHOICE PROPERTIES

Estate Agents

35 Penrose Place,
Manby, LN11 8DZ

Reduced To £249,950



It is a pleasure for Choice Properties to bring to the market this superb and spacious three bedroom detached house, situated in a quiet and sought after location, just 5 miles from the thriving market town of Louth. The property further which is to be sold with No Onward Chain benefits from a fantastic and very stylish open plan kitchen/diner with underfloor heating throughout the ground floor. Viewing is most highly advised to appreciate this beautiful family home.

Offering generously proportioned rooms throughout with a beautiful light and airy atmosphere, the well laid out accommodation comprises:-

Entrance Hall

3'11" x 8'10"

Wall mounted alarm system, inset spot lights to the ceiling, cupboard housing the consumer unit and underfloor heating system, door to the utility, door to:-

Open Plan Kitchen/Dining room

16'3" x 15'0"

Beautiful open plan kitchen/dining room, fitted with a range of stylish wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps and incorporating a hot water tap and water filter, integral oven, five ring 'Smeg' gas hob with featured stainless steel extractor hood over, integrated slimline dishwasher, space for large freestanding fridge/freezer, partly tiled walls, inset spot lights to the ceiling, triple aspect windows, ample space for a central dining table, wall mounted 'LG' television, under stairs storage cupboard, door to:-

Reception Room

15'4" x 11'0"

Dual aspect windows with French double opening doors leading onto the rear garden, TV Aerial point, telephone point.

Utility Room

4'10" x 5'10"

Fitted worktops, plumbing for a washing machine, space for a fridge, extractor fan, inset spotlights to the ceiling, door to:-

WC

3'3" x 5'10"

Fitted with a modern two piece suite comprising pedestal wash hand basin with mixer taps, dual flush w.c., tiled splashbacks.

Landing

Loft access - partly boarded with retractable ladder and lighting, housing the wall mounted 'Ideal' combination boiler.

Bedroom 1

14'3" x 12'9"

Remarkably spacious master bedroom incorporating three sets of built in wardrobes, TV Aerial point, door to:-

En-suite Shower Room

2'7" x 7'5"

Fitted with a stylish two piece suite comprising large shower cubicle with mains shower over, wash hand basin set into vanity unit with mixer taps, dual flush w.c., tiled splash backs. inset spotlights to the ceiling.

Bedroom 2

13'5" x 10'0"

Spacious double bedroom.

Bedroom 3

10'04" x 11'00"

Double bedroom with built in storage wardrobes.

Bathroom

6'10" x 7'3"

Fitted with a modern three piece suite comprising panelled bath with mixer tap and main shower over, wash hand basin set into vanity unit with stainless steel mixer taps, dual flush w.c. set into vanity unit, chrome heated towel rail, inset spot lights to the ceiling.

Driveway

Paved driveway providing off road parking for several vehicles, leading up towards the garage.

Garage

18'06" x 10'01"

With up and over door, power and lighting.

Garden

To the rear of the property you will find a privately enclosed garden, with timber fencing the boundaries. The garden is split into two sections - a spacious patio seating area is located outside the reception room with a further lawned section which houses a variety of different trees. Timber gates to either side of the property provide access to the front.

Location

Manby is a popular village in the East Lindsey district of Lincolnshire, England, and lies approximately 5 miles (8 km) east from Louth. The village is very family friendly and has many facilities including a well regarded Primary School, Village hall with regular events, Post office, Co-op store and a lovely Italian restaurant. There is also a call collect bus service and community cafe, all within walking distance from Penrose Place.

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 C.

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.

Viewing arrangements

By appointment through Choice Properties on 01507 860033.

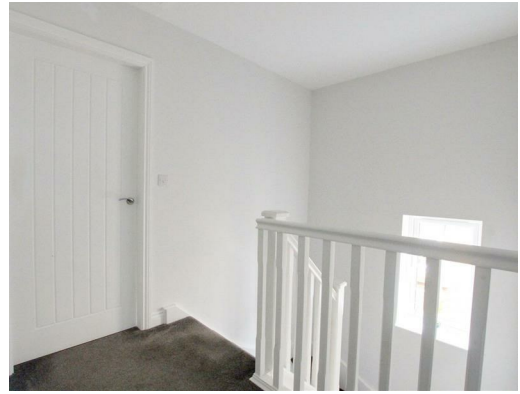
Opening hours

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

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

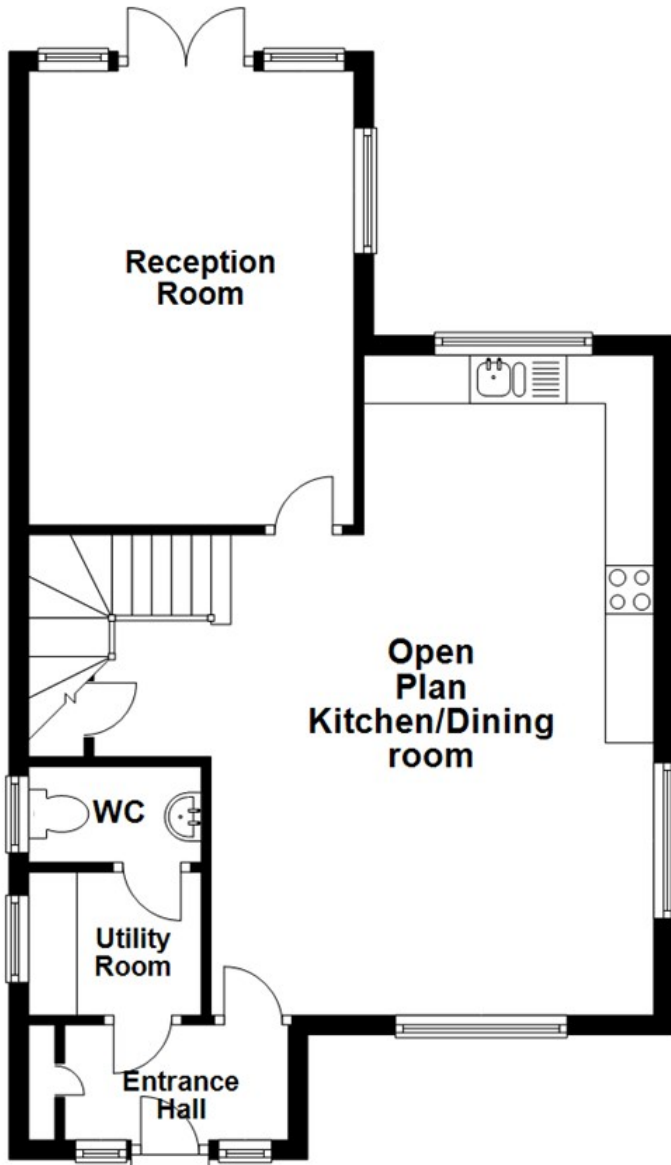
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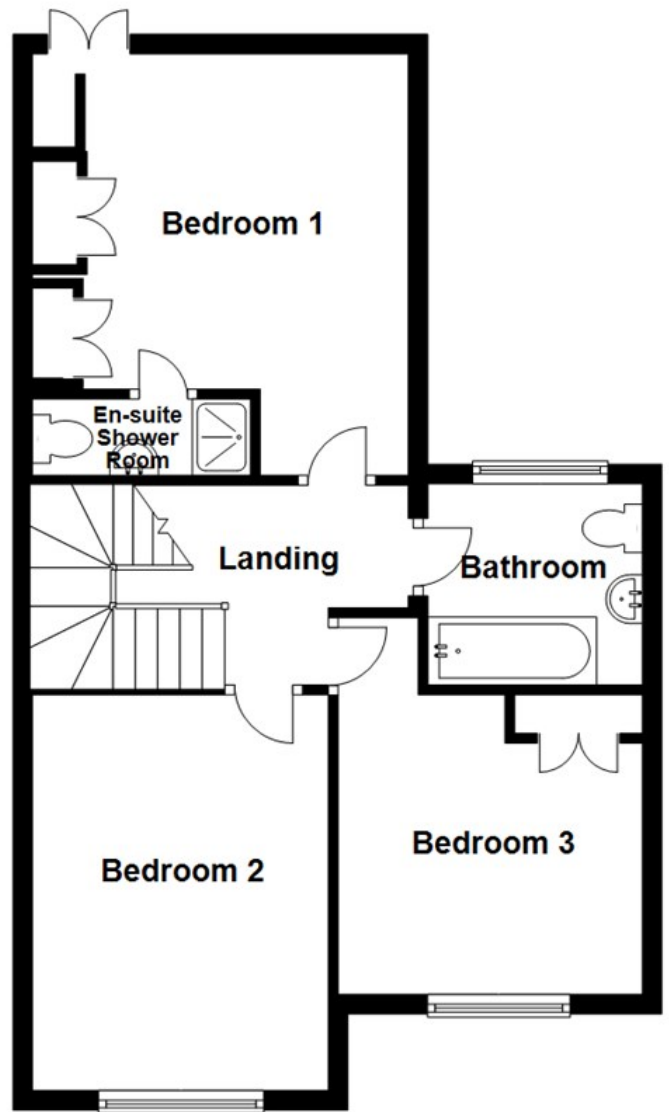




Ground Floor



First Floor



Directions

Head out of Louth via Legbourne road and then turn left at the round-a-bout. Continue on the B1200 (Manby Road). Then take a right onto Manby Fields and turn right onto Penrose Place. Number 35 can be found towards the bottom on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(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	

