



# CHOICE PROPERTIES

*Estate Agents*

13 Pleasance Way,  
Manby, LN11 8HJ

Reduced To £219,995



Welcome to 13 Pleasance Way, a stunning three bedroom semi-detached house in Manby - a delightful location that would be the perfect setting for your new home! Presented to an immaculate standard throughout, the property further benefits from spacious kitchen/diner, charming reception room and has the added benefit of driveway with garage and beautifully maintained garden to the rear. Viewing is most highly advised. Please note there is no onward chain.

Offering a stylish and modern finish throughout, the well presented and abundantly light accommodation comprises:-

### **Entrance Hall**

13'7" x 3'5"

Entrance via featured composite door, staircase to the first floor, door to:-

### **Reception Room**

16'3" x 12'2"

Multi-fuel stove set into featured surround with wooden mantle, TV Aerial point, telephone point, under stairs storage cupboard housing the wall mounted 'Ideal' combination boiler.

### **Kitchen/Dining Room**

9'8" x 15'2"

Fitted with a stylish range of wall and base units with worktops over, one bowl resin sink unit with drainer and mixer taps, integral oven, four ring induction hob with extractor hood over, integrated dishwasher and fridge/freezer, partly tiled walls, ample space for a dining table, inset spotlights to the ceiling, door to:-

### **Sun Room**

8'2" x 12'7"

With dual aspect windows, solid pitched roof, French double opening doors leading out onto the attractive and privately enclosed garden.

### **Landing**

11'7" x 5'4"

With loft access - partly boarded with retractable ladder and lighting.

### **Bedroom 1**

14'9" x 9'0"

Remarkably spacious double bedroom, Telephone point.

### **Bedroom 2**

11'5" x 6'7"

Double bedroom.

### **Bedroom 3**

7'9" x 7'1"

Spacious single bedroom or ideal office space.

### **Bathroom**

Fitted with a modern three piece suite comprising panelled P-Shaped bath with mixer taps and mains fed double shower head over, wash hand basin with mixer tap set into vanity unit, dual flush w.c., partly tiled walls, built in airing cupboard with shelving, heated towel rail, inset spot lights to the ceiling.

### **WC**

4'7" x 3'5"

Fitted with a two piece suite comprising corner wash hand basin with single hot and cold taps, dual flush w.c., tiled splash backs.

### **Driveway**

Paved driveway providing off road parking.

### **Garage**

With up and over door, power and lighting, roof storage, pedestrian door to the side aspect.

## **Garden**

To the rear of the property you will find a beautifully maintained and privately enclosed garden, with timber fencing to the boundaries. The garden is partly laid with artificial lawn and therefore is easy to maintain. There is a spacious decked patio which is ideal for outdoor entertainment, soaking up the sunshine or an ideal place for a hot tub. A timber Summerhouse is also included in the sale.

## **Tenure**

Freehold.

## **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**

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.

## **Opening hours**

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

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

## **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

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.

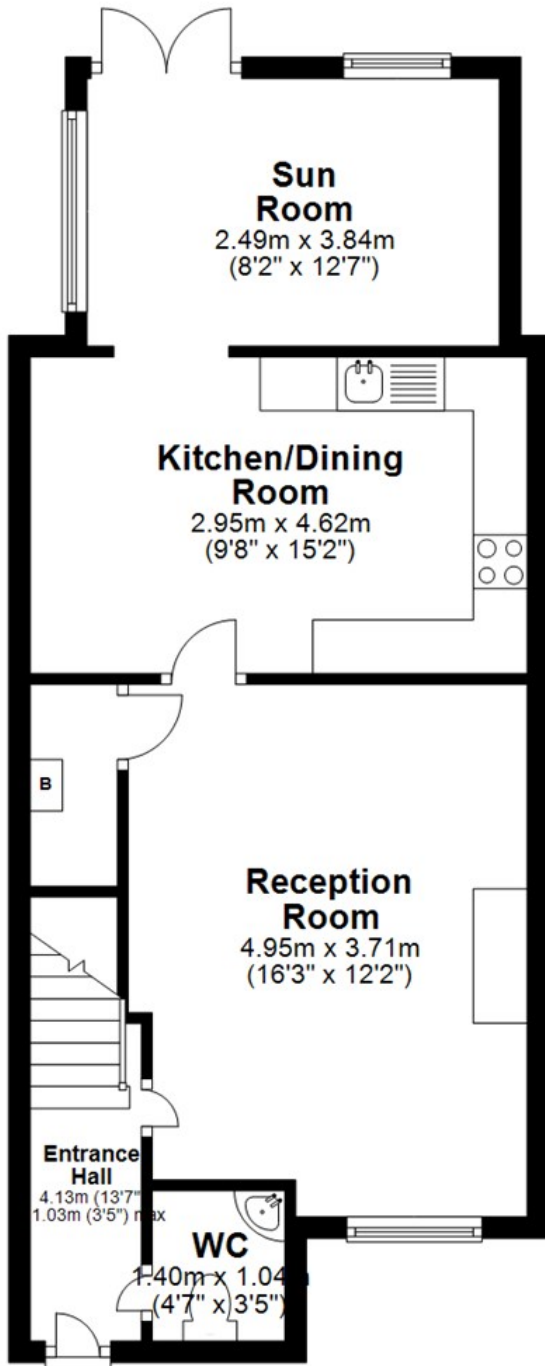




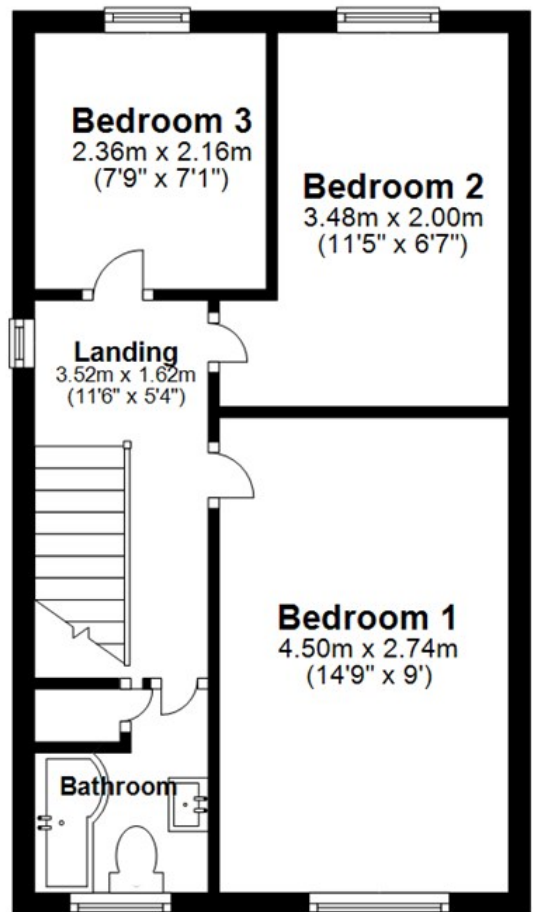




## Ground Floor



## First Floor



# Directions

Head out of Louth via Legbourne road and then turn left at the round-a-bout. Continue on the B1200 (Manby Road). At the crossroads turn right on Carlton Road. Then turn left onto Pleasance Way.

