



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



## Tudor Rose Manby Park Manby LN11 8UT

**Offers in the Region Of  
£350,000**

This fabulous four bedroom detached house with annexe offers a completely unique opportunity ready made for families that require separate but close accommodation for elderly relatives or teenage children. As well as this it also provides opportunity for a second income from air bnb or standard tenancy landlords. The two totally separate forms of accommodation comprises of the house, entrance porch, entrance hall, lounge, kitchen and dining room all open plan, stairs and landing to first floor where there are three double bedrooms and family bathroom. The other converted from an extended garage has kitchen diner open plan to the lounge, utility room, bedroom and separate shower room. Outside the property has enclosed lawned front gardens with off road parking for a camper van with south facing low maintenance rear gardens having gravelled parking plus slab patio and raised decking areas all enclosed with quality tall fencing.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

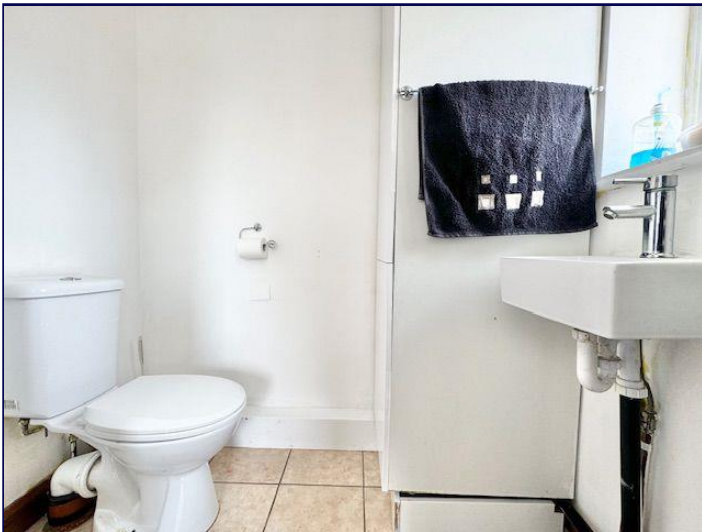
Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



#### Entrance porch

3' 10" x 4' 3" (1.16m x 1.30m)

The front porch has uPVC frosted door, Kardeen wood effect flooring, white decor and down light.

#### Entrance hall

13' 10" x 6' 11" (4.21m x 2.10m)

Open plan to the lounge and porch the entrance hall has Kardeen wood effect flooring,

#### Lounge

13' 10" x 16' 0" (4.21m x 4.87m)

Open plan to both the dining area and entrance hall the lounge has Kardeen wood effect flooring, uPVC window to the front, white decor, Multi-fuel burner to one wall with tile wall behind, vertical white radiator and ceiling light.

#### Dining room

10' 4" x 9' 11" (3.14m x 3.01m)

Open plan to both lounge and kitchen this area has wood effect Kardeen flooring, white decor with feature wall, uPVC French doors, vertical white radiator and ceiling light.

#### Kitchen

10' 3" x 13' 0" (3.13m x 3.95m)

The kitchen has white wall and base units to three sides and is open plan to the dining area. There are grey work tops, grey aqua board splash backs, white decor, grey tiled floor, integral appliances including electric hob, space for dishwasher, American style fridge freezer and dryer uPVC window to the utility room and strip light.

#### Utility room

5' 10" x 10' 2" (1.78m x 3.10m)

The extended utility room has white units with grey work top and sink drainer over, space for washing machine and low level freezer, uPVC window and door, brown tiled floor and ceiling light.

#### Cloakroom

5' 10" x 4' 3" (1.78m x 1.30m)

An angled WC has matching white WC and sink, white decor, brown tiled floor, frosted uPVC window and ceiling light.

#### Stairs and landing

12' 1" x 12' 10" (3.69m x 3.90m)

The stairs lead to a good sized landing with uPVC window to the side, pendant light, loft access, grey carpet and grey decor.

#### Bedroom One

12' 1" x 12' 10" (3.69m x 3.90m)

The largest bedroom has uPVC floating bay window to the front, built in storage with pink decor and carpet, there is radiator and pendant light.

#### Bedroom Two

11' 9" x 13' 0" (3.59m x 3.95m)

The second large double room has uPVC window to the rear, yellow decor, brown carpet, four down lights and radiator.

#### Bedroom Three

8' 11" x 10' 1" (2.71m x 3.07m)

A smaller double room has uPVC window to the front, wood laminate, yellow decor, radiator, pendant light and built in storage.

### **Bathroom**

6' 8" x 9' 11" (2.03m x 3.02m)

A good sized bathroom has three piece white suite with P shaped bath with shower over bath and curved glass screen. The room has white tiled splash backs, grey tiled effect vinyl floor, chrome towel radiator, frosted uPVC window and ceiling light.

### **Annexe kitchen diner**

9' 11" x 9' 5" (3.01m x 2.88m)

A light wood kitchen has charcoal work tops and sink drainer over, black tiled splash backs, electric hob with extractor over, oven grill, space for dishwasher and tall fridge freezer. Wood laminate flooring, grey decor, four down lights and space for dining table.

### **Annexe lounge**

10' 5" x 9' 5" (3.18m x 2.88m)

Open plan to the kitchen diner the lounge has uPVC French doors and window, wood laminate flooring, grey and white decor, four down lights and radiator.

### **Annexe Utility room**

4' 11" x 5' 4" (1.49m x 1.62m)

The utility has uPVC frosted door to the rear, grey work top with space and plumbing for washing machine and dryer under. The room has white decor, grey tiled floor and ceiling light.

### **Annexe Bedroom**

9' 8" x 9' 6" (2.94m x 2.90m)

A double bedroom has grey carpet, white decor, uPVC window to the side, radiator and pendant light.

### **Annexe shower room**

5' 4" x 7' 2" (1.62m x 2.18m)

The room has large walk in low threshold shower with shower door, white WC and sink, cream splash back tiling, white decor, chrome towel radiator, grey tiled floor, frosted uPVC and ceiling light.

### **Front garden**

The front garden is fully enclosed with tall six foot plus timber fencing with double timber gates to the side to park the camper van which is on gravel driveway to the side of the house. The garden has a mature planting in the form of trees and bushes, neat well maintained lawn and concrete path across the front.

### **Rear garden and parking**

The south facing rear garden has well laid large double patio plus raised decking to enjoy the sun from. The rest of the rear garden is laid to gravel for parking with is access from Manby park. There is parking for multiple vehicles of any type. The rear has tall fencing with two gated accesses.



**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



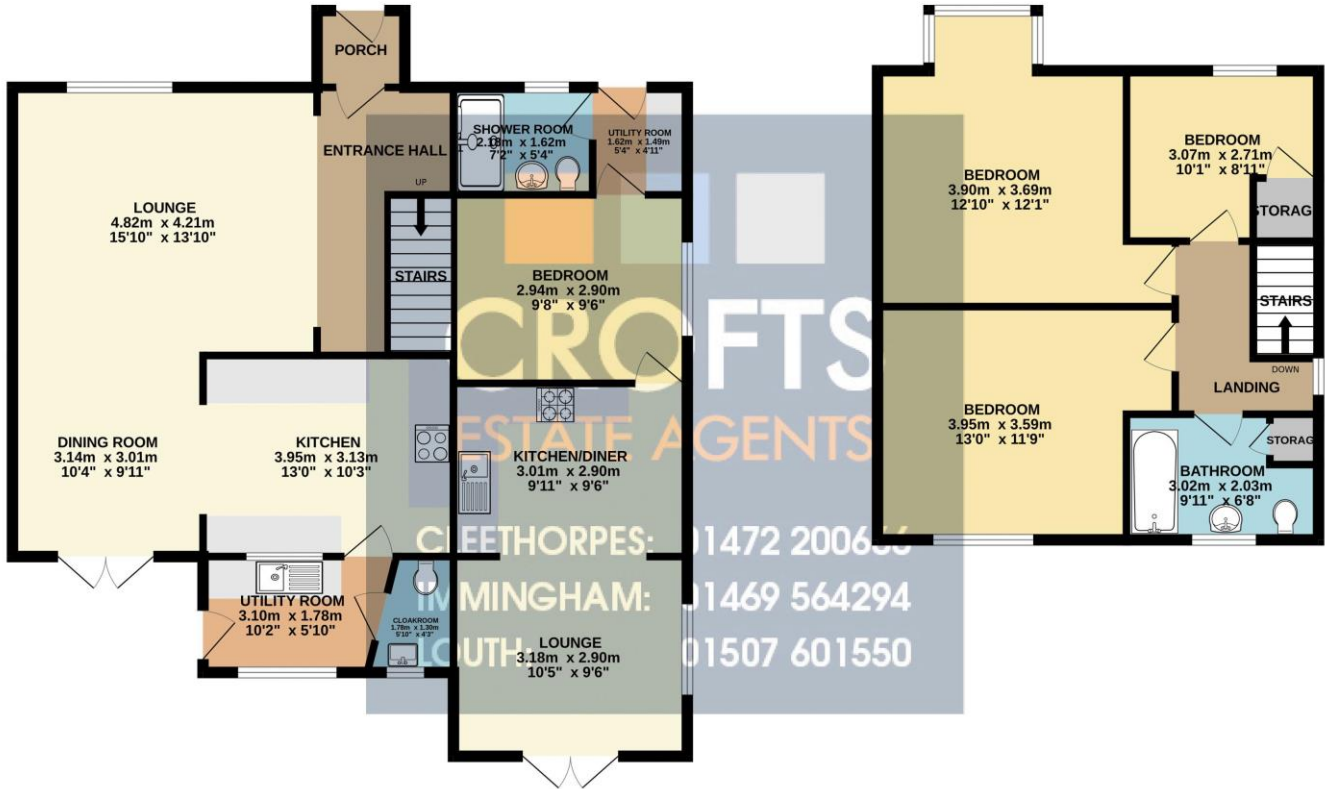


**OPEN 7 DAYS A WEEK**

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)  
Friday 9am to 6.00pm  
Saturday 9am to 3.00pm  
Sunday 11am to 2.00pm (Louth & Immingham closed)

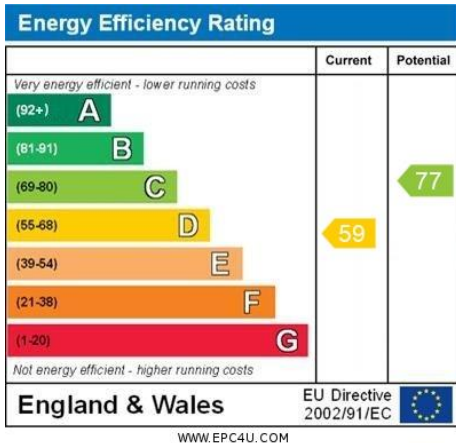
GROUND FLOOR  
98.6 sq.m. (1062 sq.ft.) approx.

1ST FLOOR  
52.7 sq.m. (568 sq.ft.) approx.



TOTAL FLOOR AREA: 151.4 sq.m. (1629 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.