



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
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LOUTH  
01507 601550

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



## 21 Penrose Place Manby LN11 8DZ

**Offers in the Region Of  
£240,000**

This stunning modern THREE BEDROOM SEMI DETACHED home lies in this highly popular development built in 2019 to an exceptional standard throughout, within the village of Manby. Tucked away in a private position, the property offers extensive off road parking with space for three cars and a DETACHED GARAGE. The property also benefits from a private LANDSCAPED GARDENS, with timber shed and play area to the rear, along with an extended patio area ideal for entertaining. The internal living accommodation is briefly comprised of entrance hallway with cloakroom, spacious lounge which leads to a stunning open plan kitchen dining space which comes equipped with a range of fitted units with QUARTZ WORKTOP, incorporating integrated appliances and French doors leading to the rear garden. The utility room has side entrance door. Moving to the first floor landing, there are three good sized bedrooms, with the Master Bedroom having en suite shower room, bedroom two has built in wardrobes and bedroom three has a built in storage cupboard. The superb modern bathroom suite has shower over bath, low flush W/C with attached vanity sink and heated towel rail. A must see property!

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:

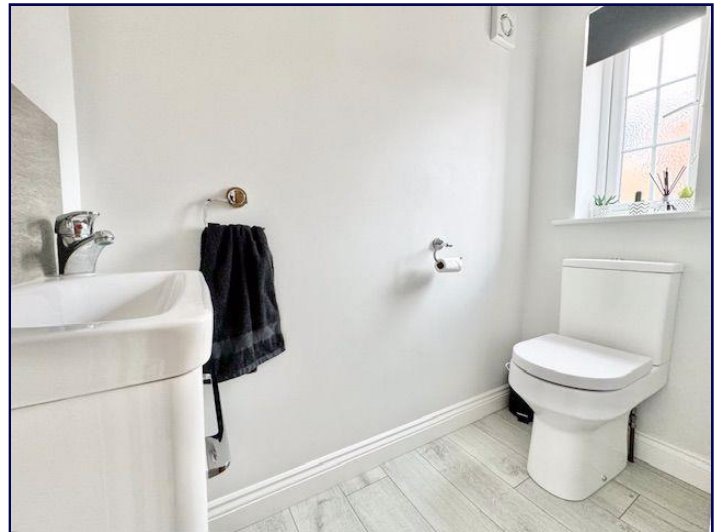
Email: Louth:

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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#### Entrance hall

10' 7" x 4' 6" (3.22m x 1.36m)

With uPVC frosted front door to light and airy hall with uPVC window and blind to the side, pebble grey decor, grey wood laminate floor, pendant light and under floor heating/

#### Cloakroom

6' 4" x 2' 11" (1.92m x 0.88m)

With white WC and vanity sink, grey decor, grey wood laminate flooring, two down lights, extractor, grey splash back tiling and uPVC frosted window with blind.

#### Lounge

16' 9" x 13' 9" (5.10m x 4.18m)

A good sized reception room with grey wood laminate flooring, light grey decor with feature panel wall, under floor heating, uPVC window with blind to the front, under stairs storage and two pendant lights.

#### Kitchen diner

12' 3" x 17' 5" (3.73m x 5.32m)

Open plan to the lounge area the kitchen diner is a good size with dining space for table and chairs to one side and kitchen to the other. The kitchen is a high gloss one with light grey Quartz work top over and routed sink drainer and splash back returns over. The kitchen has gas hob with extractor over, oven grill, dishwasher, six down lights, grey wood laminate flooring, uPVC French doors to

the garden with vertical blinds, uPVC window with blind, under floor heating, pendant light, pebble grey decor and pendant light over dining table.

#### Utility room

4' 6" x 5' 10" (1.38m x 1.78m)

The utility room has matching grey units to the kitchen with grey work top over and plumbing and space for washing machine and dryer under. The room has uPVC frosted door to the side, down lights, extractor, grey wood laminate to the floor with under floor heating and grey decor.

#### Stairs and landing

With grey carpet, grey decor, built in storage and pendant light.

#### Bedroom One

12' 10" x 10' 9" (3.92m x 3.27m)

The main bedroom has two tone grey decor with feature paneled wall, grey carpet, eight down lights, uPVC window and radiator.

#### En suite

2' 11" x 10' 11" (0.90m x 3.32m)

Enclosed shower with glass door, white WC with vanity sink, grey tiled splash backs, grey tiled floor, grey decor, chrome towel radiator, three down lights and extractor.

#### Bedroom Two

12' 11" x 8' 9" (3.93m x 2.66m)

With grey carpet and lilac decor, built in sliding wardrobes, uPVC window with blind, pendant light and radiator.

### Bedroom Three

9' 9" x 8' 4" (2.97m x 2.54m)

The third bedroom has grey carpet, grey decor, uPVC window and blind, radiator, pendant light and built in wardrobe.

### Family Bathroom

6' 4" x 7' 6" (1.94m x 2.28m)

The bathroom has white three piece suite with shower over the bath with glass screen, vanity sink, grey tiled walls and grey tiled floor, white decor, uPVC window and blind, chrome towel radiator and four down lights.

### Rear garden

A stunning south facing landscaped garden has extended slab patio area, this is fence and gated off to a rear lawn area, with timber shed and soft sanded play area beyond. The garden has raised retained beds with flowering plants and bushes with the whole garden having tall treated timber boundaries to all sides with gate to driveway.

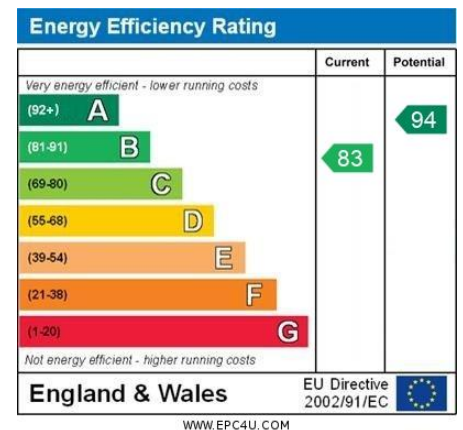
### Front garden and driveway

The front of the property slab paving to the front door, blue slate garden and block paved driveway for three cars to the detached single garage. There is timber gate to the rear garden.

### Single garage

18' 5" x 9' 9" (5.61m x 2.97m)

A single detached brick and tile garage has electric metal front door with eaves storage, power and light and uPVC side door access.



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

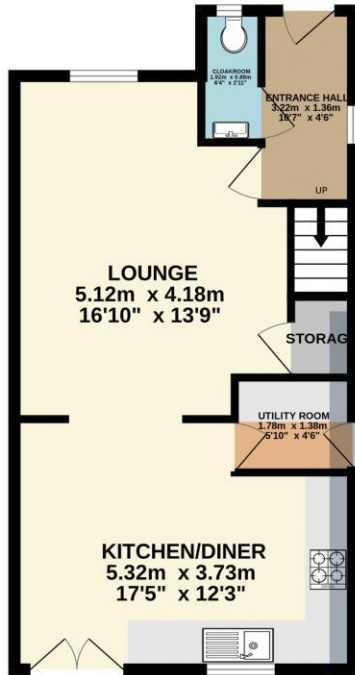




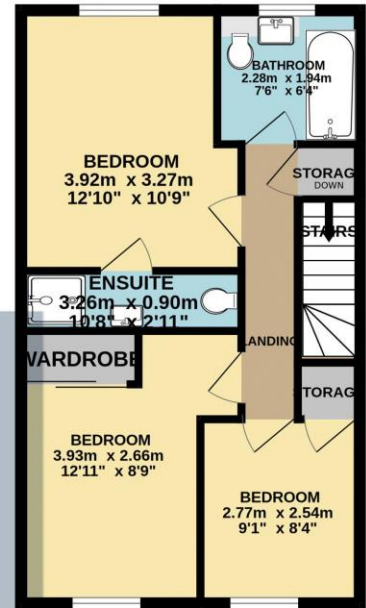
**OPEN 7 DAYS A WEEK**

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  
62.9 sq.m. (677 sq.ft.) approx.



1ST FLOOR  
44.3 sq.m. (477 sq.ft.) approx.



# CROFTS

## ESTATE AGENTS

CLEETHORPES: 01472 200666

IMMINGHAM: 01469 564294

LOUTH: 01507 601550

GARAGE  
5.61m x 2.97m  
18'5" x 9'9"

TOTAL FLOOR AREA: 107.1 sq.m. (1153 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.

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