



# CROFTS ESTATE AGENTS

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



## Carlton Park

**Manby  
LN11 8UQ**

**Offers in the Region Of  
£125,000**

Coming to the market with NO FORWARD CHAIN is this well presented TWO BEDROOM mid terrace house. Set on the popular and affordable former housing association development this property is presented to a good standard and presents an excellent opportunity for first time buyers, young couples or investors to get their foot on the property ladder. Rental wise this property returns an estimated £8,000 per annum in rent which is good value for the invested amount which is an approximate 6% return. The property has an open plan kitchen dining room, entrance hall, spacious lounge, rear lobby to rear and stairs, two double bedrooms and family bathroom with shower over the bath to the first floor. Outside the south facing rear is laid to lawn with timber shed and concrete paths. The rear enjoys unspoilt views over fields. The front has concrete and gravel driveway for two cars with slab path to open front drive.

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#### Entrance Hall

uPVC double glazed entrance door to the front elevation. Tiled flooring.

#### Kitchen/Breakfast Room

9' 2" x 16' 4" (2.803m x 4.987m)

The breakfast kitchen was installed around one year ago and has a uPVC double glazed window to the front elevation. Equipped with a good array of fitted wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob with brushed steel chimney extractor over. Splashback tiling. Storage cupboard housing a Vokera gas boiler. Plumbing for an automatic washing machine. Storage cupboard.

#### Lounge

11' 8" x 13' 3" (3.562m x 4.050m)

Neutrally decorated and having uPVC double glazed window to the rear elevation. Coving to the ceiling and picture rail to the walls. Cupboard. Door to rear lobby.

#### Rear Lobby

uPVC double glazed entrance door to the rear elevation. Gas central heating radiator. Staircase leading to the first floor.

#### First Floor Landing

Coving and loft access to the ceiling.

#### Bathroom

5' 11" x 6' 1" (1.802m x 1.856m)

A modern bathroom equipped with a close coupled w.c, pedestal wash hand basin and panelled bath with shower fitment. uPVC double glazed window to the front elevation. Partial tiling to the walls. Gas central heating radiator.

#### Bedroom One

11' 9" x 13' 6" (3.576m x 4.117m)

uPVC double glazed window to the rear elevation. Gas central heating radiator. Walk in wardrobe with uPVC double glazed window.

#### Bedroom Two

9' 2" x 8' 9" to wall (2.801m x 2.678m)

uPVC double glazed window to the rear elevation. Gas central heating radiator. Two storage cupboards.

#### Front Garden

The front garden creates the useful ability for off road parking.

#### Rear Garden

In need of some attention the back garden offers a grassed area and has lovely open views to the rear across the adjoining fields.

**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, all viewings are strictly by appointment only please.

**Council Tax Information**

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

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

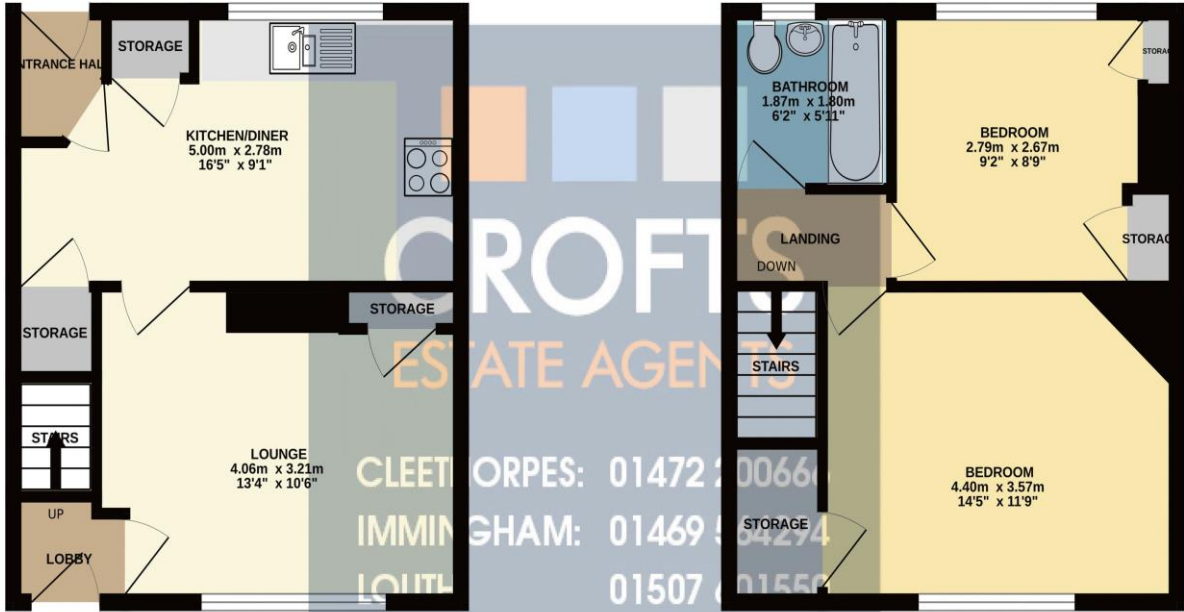
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



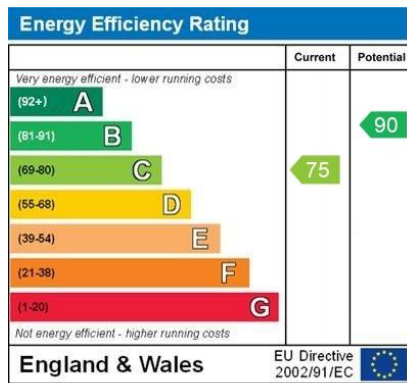
GROUND FLOOR  
29.5 sq.m. (318 sq.ft.) approx.

1ST FLOOR  
29.1 sq.m. (313 sq.ft.) approx.



TOTAL FLOOR AREA : 58.6 sq.m. (631 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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