PASSIONATE ABOUT PROPERTY

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IMMINGHAM 01469 564294

LOUTH 01507 601550



Provost Road Manby LN11 8TT

Offers in the Region Of £168,000

This very spacious and well maintained semi detached home lies in this quiet cul de sac within the popular village of Manby. Offered for sale with NO FORWARD CHAIN, the property is an excellent opportunity for first time buyers and families. Internal viewings are highly recommended in order to fully appreciate the scope and potential on offer within the property, with living accommodation comprising of: Entrance hallway, cloakroom, lounge, dining room, fitted kitchen, side porch, attached garage, three double bedrooms, bathroom and second w/c. There is a very nice sized private garden to the rear.

CLEETHORPES:62 St Peters Avenue, Cleethorpes, DN35 8HPIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABLOUTH:3 Market Place, Louth, LN11 9NR

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Entrance Hall

11' 11" x 10' 11" (3.62m x 3.32m) uPVC door to front, built in cupboard, cloakroom , staircase to first floor

Cloakroom

5' 7" x 4' 7" (1.71m x 1.40m) Opaque uPVC window to side, low flush w/c, pedestal wash basin

Lounge

13' 3" x 14' 10" (4.05m x 4.51m) uPVC window to front, storage heater , double doors to rear leading to dining room

Dining room

8' 11" x 14' 10" (2.728m x 4.51m) uPVC sliding doors to rear, storage heater

Kitchen

10' 10" x 10' 11" (3.31m x 3.33m) uPVC window to rear, uPVC door to side leading to side passage. Built in storage cupboard, range of fitted units with sink unit . Space for cooker and plumbing for a washing machine

Side passage

15' 7" x 3' 5" (4.74m x 1.036m) Timber door to front and rear door leading to garden. Door to side opens into attached garage

Garage

21' 8" x 9' 1" (6.6m x 2.76m) "up and over" door to front, light and power

First floor landing

3' 0'' x 14' 3'' (0.92m x 4.35m) Built in storage cupboard

Bedroom 1

13' 5" x 14' 9" (4.1m x 4.5m) uPVC window to front, built in storage cupboards.

Bedroom 2

11' 6" x 11' 9" (3.5m x 3.58m) uPVC window to rear, built in cupboard, sink unit

Bedroom 3

13' 5" x 7' 8" (4.09m x 2.34m) uPVC window to front, built in cupboard

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Bathroom

5' 6'' x 6' 7'' (1.68m x 2.011m) Opaque uPVC window to rear, Bath and wash hand basin

W/C

5' 3" x 2' 4" (1.6m x 0.7m) Opaque uPVC window to rear. Low flush w/c

Outside

The property is approached to the front by a driveway leading to the garage and a low maintenance lawn. The rear garden is a good size , being mostly lawn, with concrete pathways, enclosed to all sides by wood panel fencing





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 websitewww.voa.gov.uk/cti



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Monday to Thursday Friday Saturday Sunday

9am to 5.30pm (Tuesday opening 9.30am) 9am to 6.00pm 9am to 3.00pm 11am to 2.00pm (Louth & Immingham closed) GROUND FLOOR 77.7 sq.m. (837 sq.ft.) approx. 1ST FLOOR 53.6 sq.m. (577 sq.ft.) approx.



TOTAL FLOOR AREA: 131.4 sq.m. (1414 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 erory, omission or missistament. 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

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