



CROFTS ESTATE AGENTS

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



**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 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 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

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 website 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
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 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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