



CROFTS ESTATE AGENTS

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



25 Gibson Way Manby LN11 8FA

**Offers in the Region
Of £395,000**

Crofts Estate Agents of Louth are delighted to present to the market this superb three bedroom detached house which was originally built as a FIVE bedroom with a detached garage on this recent development site off Main Road, Manby. This superbly built property was built by the local award winning builder C&L Fairburn Properties Limited and is presented to a high standard with many upgrades off plan and retains the remainder of the original 10 year warranty. Benefitting from double glazing and underfloor heating to the ground floor and radiators to the first this would make an ideal purchase for a variety of buyers. Internal viewing will reveal an entrance area with door to the utility which leads into the cloakroom. The majority of the ground floor is open plan and reveals a superb family living space with plenty of space a dining table and chairs, sofas and then also the fantastic fitted kitchen with Bosch appliances and Granite worktops. The first floor has been transformed to create a superb master bedroom with a dressing room and en-suite, two double bedrooms and the family bathroom. There is also a pleasant rear garden with lawn and patio areas enjoying a southerly facing aspect and a great degree of privacy with there being nothing overlooking to the rear. This is without doubt one of the finest of its kind on the market today and viewing is highly advised in order to truly appreciate the space and quality on offer.

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Entrance Hall

Entrance door to front elevation with windows to front, and built in storage cupboard.

Utility room

4' 11" x 5' 8" (1.49m x 1.73m)

Window to side, laminate flooring and plumbing for a washing machine, door to rear opens into cloakroom

Cloakroom

3' 3" x 5' 9" (0.99m x 1.75m)

Opaque window to side elevation, WC and vanity wash basin

Open plan kitchen dining living room

22' 10" x 24' 0" (6.95m x 7.31m)

A stunning open plan living space with dual aspect windows , French doors to the side and rear elevation . Superb modern fitted kitchen having granite work surfaces , central island and a range of Bosch integral appliances which include dishwasher, induction hob, pop up extractor, oven, combi microwave and fridge freezer. Superb open plan space with ample space for dining and relaxation.

First Floor Landing

The landing has window on the stairs to the side elevation, access to the loft, built in storage cupboard

Bedroom 1

16' 5" x 9' 11" (5.00m x 3.02m)

Window to front elevation, radiator door to side opens into En suite and open access leads into the dressing room

Dressing room

8' 6" x 9' 7" (2.59m x 2.92m)

Window to front elevation, radiator and range of fitted wardrobes

Bedroom 2

15' 2" x 11' 4" (4.62m x 3.45m)

Window to rear elevation, radiator

Bedroom 3

13' 2" x 9' 11" (4.01m x 3.02m)

Window to front elevation, radiator

En suite

5' 11" x 8' 4" (1.80m x 2.54m)

Opaque window to rear, heated towel rail, part tiled walls and tiled floor. Superb modern suite with WC, double trough style basin with drawers and walk in shower with mains operated shower

Bathroom

5' 11" x 9' 7" (1.80m x 2.92m)

Opaque window to rear elevation, heated towel rail, complimentary tiling and tiled floor. Superb four piece suite comprising WC, vanity basin, shower cubicle with mains operated shower and free standing bath.

Detached garage

Up and over door, with electrics

Outside

The front of the property is approached by a block paved driveway leading to the detached garage , providing ample off road parking. A side gate provides access to the rear garden having two areas with lawn, superb patio area ideal for alfresco dining, and outdoor power points. The rear garden is private and not overlooked, 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 D: 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
76.0 sq.m. (818 sq.ft.) approx.

1ST FLOOR
71.9 sq.m. (774 sq.ft.) approx.



TOTAL FLOOR AREA : 147.9 sq.m. (1592 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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