



# 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

£125,000

This spacious and well presented mid terrace home is located in the popular village of Manby, towards the edge of the historic market town of Louth. Offered for sale with NO FORWARD CHAIN, the property is an excellent opportunity for the first time buyer or anyone considering a downsize, or buy to let investment. Boasting full uPVC double glazing and gas central heating throughout, the property overlooks a beautiful lawned green to the front and has the added benefit of a loft room accessed from the first floor landing. Internal viewings are highly recommended and will reveal living accommodation comprising of: Lounge, with stairs to the first floor, open plan entrance into fitted kitchen dining room, two double bedrooms and bathroom suite, with large loft space accessed by its own fixed staircase from the landing. Outside, there is a low maintenance garden to the front overlooking a green. The rear garden is also private and low maintenance, having decking area with pergola, patio, wooden storage shed with gated access to the rear, enclosed by wood panel fencing. The rear garden has potential to be utilised for off road parking.

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### Lounge

11' 8" x 16' 5" (3.558m x 5.00m)  
 uPVC window and uPVC entrance door to front opens into lounge. Stairs to first floor. Open plan entrance to rear leads to kitchen. Radiator, wood flooring.

### Fitted Kitchen

9' 1" x 16' 5" (2.777m x 5.00m)  
 uPVC window to rear, uPVC door leading to the rear garden. Range of modern fitted units, incorporating sink with draining board and mixer tap, integral oven, hob and extractor over, modern flooring and tiled splash backs.

### First Floor Landing

With stairs leading to the loft room, doors to both bedrooms and bathroom suite.

### Bedroom 1

8' 9" x 16' 5" (2.671m x 5.00m)  
 Two uPVC windows to front, radiator, built in storage cupboard.

### Bedroom 2

9' 2" x 10' 1" (2.796m x 3.064m)  
 uPVC window to rear, radiator, built in storage cupboard.

### Bathroom

5' 11" x 6' 2" (1.816m x 1.878m)  
 Opaque uPVC window to front, low flush w/c, pedestal wash basin, pannelled bath with shower over, tiled walls, radiator.

### Loft room

9' 11" x 16' 4" (3.022m x 4.977m)  
 Accessed via stairs from the landing, the loft room has a velux window to rear and built in cupboards in the eaves.

### Outside

Low maintenance garden to the front overlooking large communal green. Rear garden is also private and low maintenance, enclosed by wood panel fencing to all sides, with patio area, decking with pergola and wooden storage shed. Gated access to the rear.

**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**

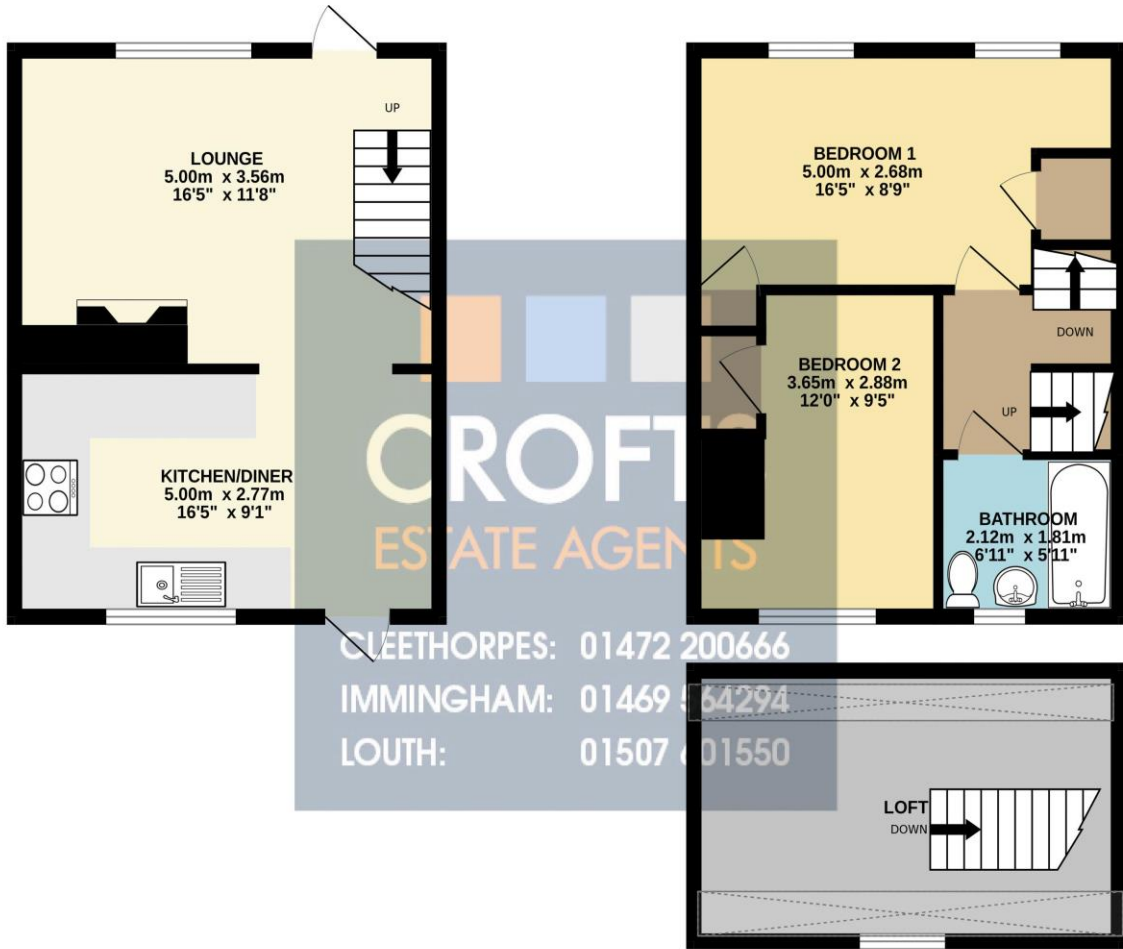
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*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  
30.4 sq.m. (327 sq.ft.) approx.

1ST FLOOR  
45.8 sq.m. (494 sq.ft.) approx.



TOTAL FLOOR AREA: 76.2 sq.m. (821 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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