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



Freefall, 5 Carlton Road
Manby
LN11 8HG

Offers in the Region Of
£249,950

This stunning modern detached family home lies in the popular village of Manby in a private position. Having been improved and extended by the present owners to an exceptional standard, early internal viewings are considered essential in order to fully appreciate the deceptively large living space on offer, which is briefly comprised of Hallway, Lounge with log burner, superb open plan kitchen dining living space with bi fold doors overlooking the private rear garden, utility room which leads to a modern shower room and a huge integral garage with electric roller door. On the first floor, there are three beautifully presented bedrooms which are served by the modern bathroom suite. The property also benefits from block paved driveway providing ample parking. The rear garden is private and not overlooked, being ideal for entertaining and al fresco dining with large lawn and patio with wooden storage shed.

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Entrance Hall

uPVC door to front and uPVC window to front opens into entrance hallway with stairs to first floor landing, radiator and hive central heating thermostat

Lounge

14' 8" x 11' 11" (4.461m x 3.624m)

uPVC window to front, radiator and log burning stove

Kitchen dining living space

19' 10" x 18' 1" (6.045m x 5.503m)

A fantastic open plan extended open plan family living space having bi fold doors to rear leading to the rear garden, radiator, range of modern fitted units incorporating sink bowl unit with draining board and mixer tap, oven with overhead extractor unit, two radiators and inset spotlight ceiling. uPVC stable door to side leads into utility room

Utility room

16' 11" x 7' 6" (5.164m x 2.287m)

uPVC window to side, radiator, door to front leads into integral garage, further fitted units incorporating sink unit with draining board and mixer tap, plumbing for a washing machine and tumble dryer, door to rear leads to ground floor shower room. Inset spotlight ceiling.

Shower room

3' 8" x 7' 5" (1.127m x 2.271m)

Walk in shower cubicle, pedestal wash basin, heated towel rail and extractor fan

Integral Garage

24' 10" x 17' 10" (7.558m x 5.435m)

Electric roller door to front, light and power, door to rear accessed from utility room

First

Floor

Landing

Hatch to loft

Bedroom 1

14' 4" x 10' 4" (4.359m x 3.137m)

uPVC window to front, radiator and decorative panelled walls

Bedroom 2

10' 3" x 8' 10" (3.129m x 2.705m)

uPVC window to rear, radiator

Bedroom 3

10' 7" x 7' 1" (3.216m x 2.169m)

uPVC window to front, radiator, built in storage cupboard

Bathroom

5' 2" x 7' 0" (1.565m x 2.135m)

Opaque uPVC window to rear, panelled bath with shower over, vanity wash basin, close coupled w/c , heated towel rail, tiled walls

Outside

The front is accessed by a block paved driveway providing ample off road parking. The rear garden is a large private space comprising of a patio area, leading to a large lawned garden, enclosed by wood panel fencing. There is also a wooden storage shed



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 C: To confirm council tax banding for this property please
view the website www.voa.gov.uk/cti



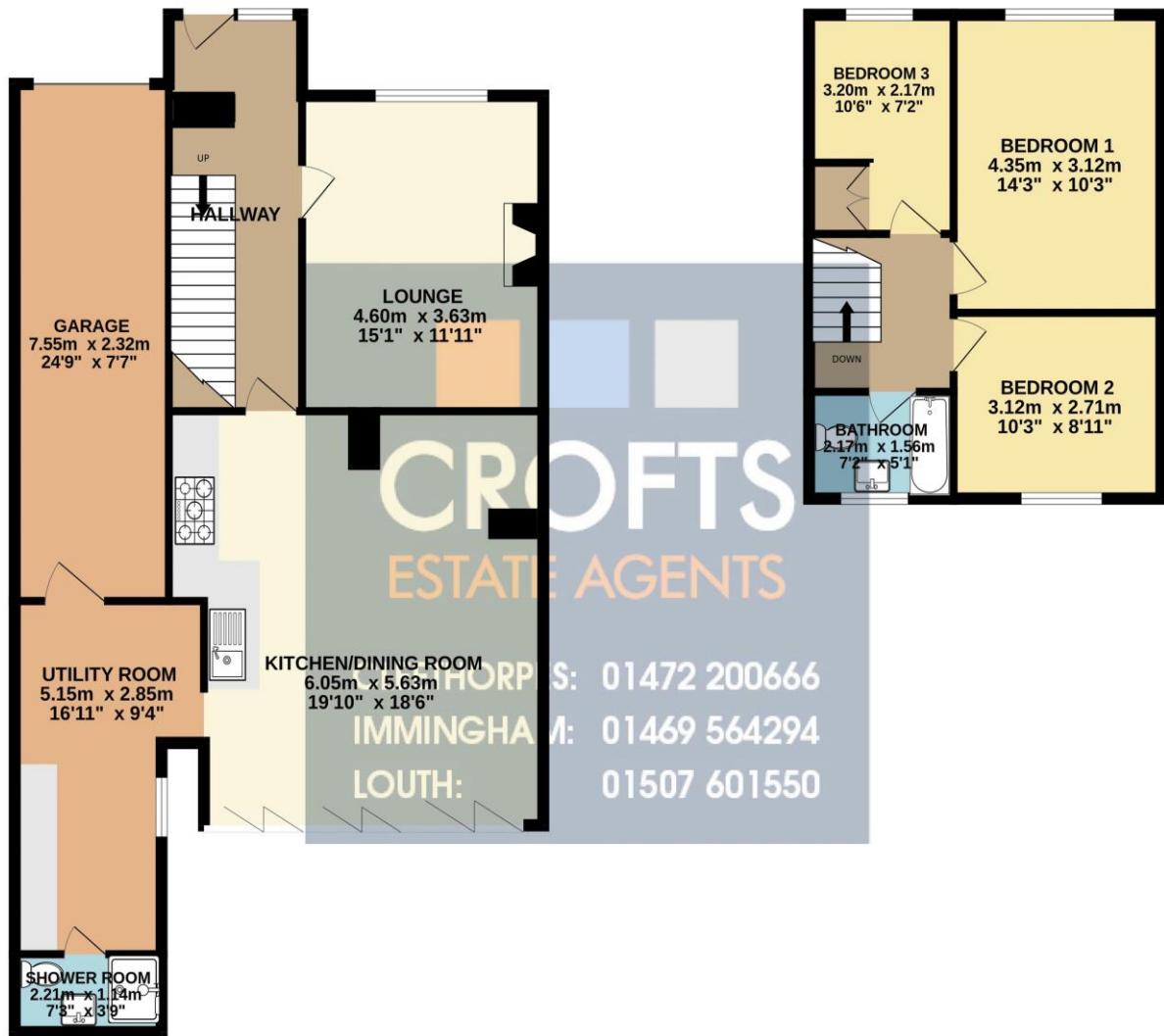


OPEN 7 DAYS A WEEK

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
91.7 sq.m. (987 sq.ft.) approx.

1ST FLOOR
37.4 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA: 129.1 sq.m. (1390 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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