



# 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

Offers in the Region Of  
£120,000

This mid terrace home lies in this popular position within the popular and sought after village of Manby. Offered for sale with NO FORWARD CHAIN, the property is ideal for first time buyers, downsizing or buy to let investment. The property benefits from full uPVC double glazing and back boiler central heating, this tastefully presented property is briefly comprised of: Entrance porch, lounge, fitted kitchen dining room, shower room and two bedrooms. Outside, the property is approached by a driveway to the front, with a private and low maintenance garden to the rear, with stunning open views behind.

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### Entrance Porch

uPVC door to front opens into entrance hall with stairs to first floor landing. Door to side leads to lounge

### Lounge

10' 6" x 13' 4" (3.212m x 4.053m)

uPVC window to front, radiator. Door to rear leads to fitted kitchen. Cast iron fireplace housing back boiler heating system

### Kitchen dining room

9' 3" x 16' 4" (2.823m x 4.989m)

uPVC window to rear, radiator, built in storage cupboard. A range of modern fitted units incorporating sink unit with draining board and mixer tap, integral oven and plumbing for a washing machine. Door to rear leads to rear porch with further uPVC door leading to outside

### First Floor Landing

Doors leading to bathroom and two bedrooms

### Bedroom 1

11' 9" x 13' 6" (3.58m x 4.110m)

uPVC window to front, radiator

### Bedroom 2

9' 2" x 8' 10" (2.798m x 2.681m)

uPVC window to rear, radiator built in storage cupboards

### Shower Room

uPVC window to rear, walk in shower, low flush w/c, pedestal wash basin

### Outside

The front of the property is approached by a driveway providing ample off street parking. The rear garden is private and low maintenance and backs onto open fields, comprising of a patio, gravel bed and is enclosed by wood panel fencing and hedge boundaries.

**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.

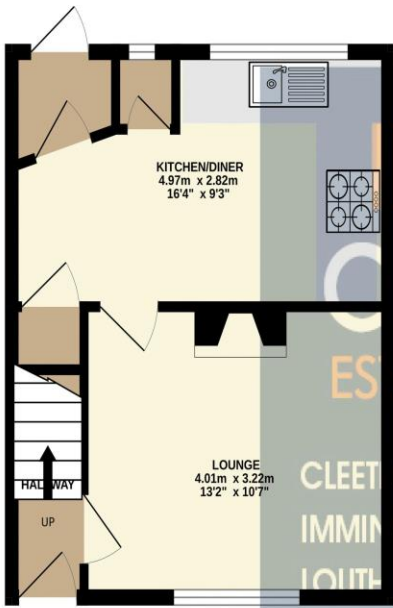
**Mortgage and Financial Advice**

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  
29.4 sq.m. (317 sq.ft.) approx.

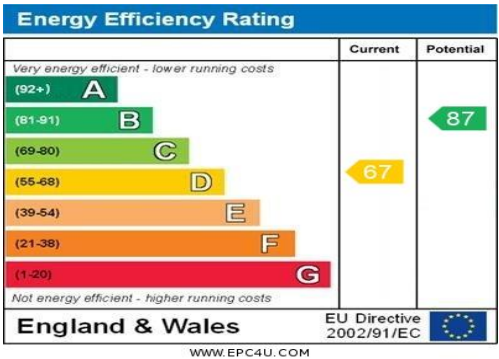


1ST FLOOR  
29.5 sq.m. (318 sq.ft.) approx.



TOTAL FLOOR AREA: 59.0 sq.m. (635 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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