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



Gibson Way

**Manby
LN11 8FA**

£190,000

This stunning modern mid link home lies in the popular area on the edges of Manby and Grimoldby. Offered for sale with NO FORWARD CHAIN, the property would make an excellent first time buy, but could equally appeal to downsizers or holiday let investment/Air BNB. Having the benefits of two off road parking spaces to the front, there is also a lovely well maintained private garden to the rear, which is ideal for entertaining or al fresco dining. Internally, the property benefits from under floor heating on the ground floor, with contemporary open plan living accommodation comprising of: Entrance hall, lounge, open plan fitted kitchen dining room and cloakroom. The first floor landing leads to three bedrooms, two of which are double rooms, along with a superb modern bathroom suite. Further benefits include full uPVC double glazing, gas central heating system and security alarm.

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Entrance

Composite entrance door opens into lounge

Lounge

12' 2" x 15' 0" (3.72m x 4.57m)

Open plan stairs to first floor. uPVC double glazed window to front aspect. Modern flooring. Under floor heating. Open plan entrance to rear leading into kitchen dining room

Kitchen dining room

15' 0" x 12' 2" (4.57m x 3.72m)

uPVC french doors to rear opens into rear garden. uPVC double glazed window to rear. Door to side opens into cloakroom. Fantastic range of modern fitted units incorporating sink bowl unit with draining board and mixer tap. Integral oven, hob and extractor. Integral fridge and freezer, integral slimline dishwasher. Spotlight ceiling. Modern flooring. Under floor heating. Inset spotlights to ceiling

Cloakroom

6' 4" x 3' 2" (1.93m x 0.974m)

Pedestal wash basin, close coupled w/c. Modern flooring

Bedroom 1

11' 7" x 12' 6" (3.53m x 3.82m)

Two uPVC windows to front, radiator and modern flooring

Bedroom 2

12' 2" x 8' 6" (3.7m x 2.6m)

uPVC window to rear, radiator, modern flooring

Bedroom 3

8' 4" x 8' 0" (2.53m x 2.45m)

uPVC window to front, radiator

Bathroom

7' 10" x 6' 5" (2.38m x 1.95m)

Opaque uPVC window to rear. Built in storage cupboard. Panelled bath with shower over and shower screen door. Close coupled w/c and attached vanity wash basin. Heated towel rail. Tiled flooring. Spotlights to ceiling

Outside

The front of the property is approached by a driveway to the front with two off road parking spaces. There is an alleyway to the side leading to the gated rear garden, which can be accessed from the rear of the property. A nice sized private rear garden which comprises of patio and lawn areas. Enclosed to all sides by tall wooden panel fencing, with 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, 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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit 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

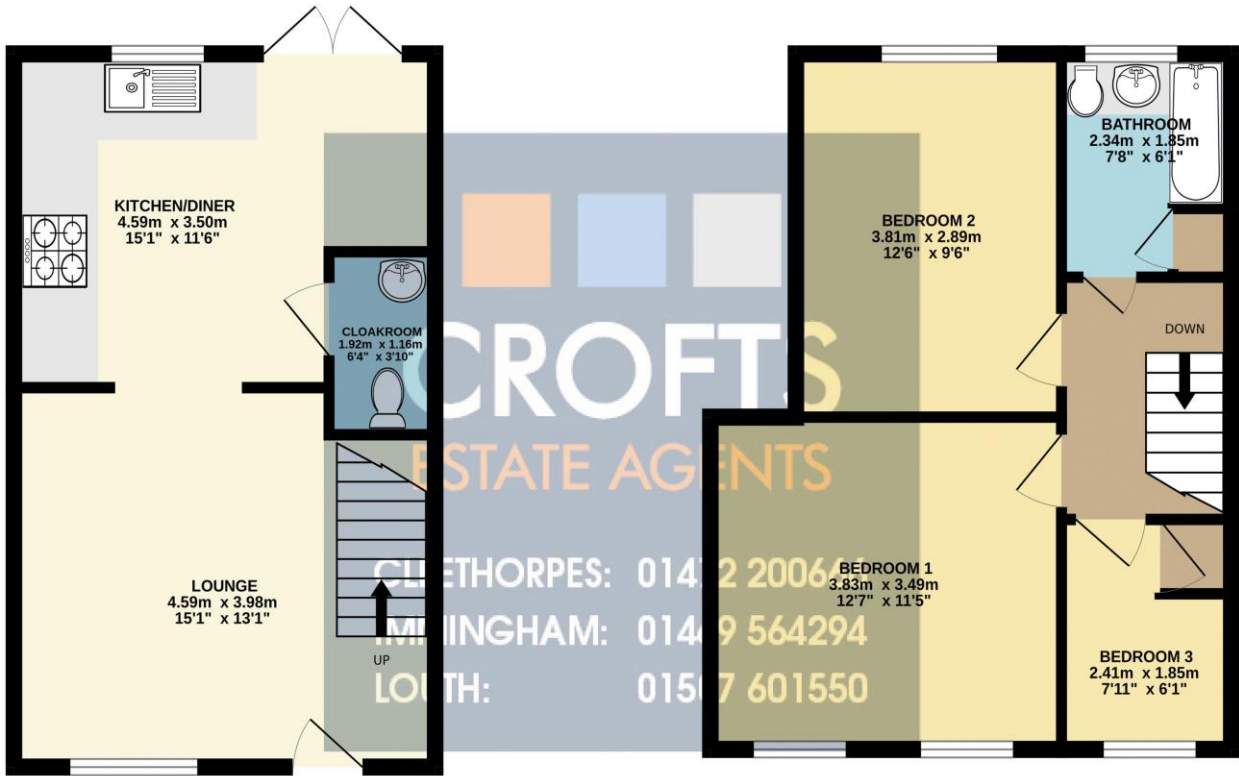
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



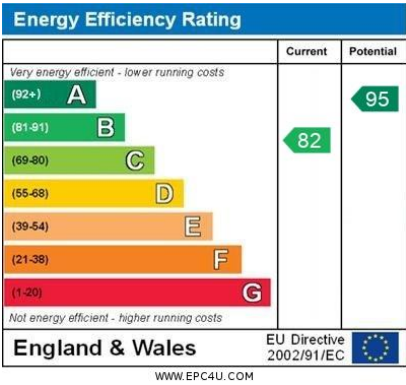
GROUND FLOOR
34.3 sq.m. (370 sq.ft.) approx.

1ST FLOOR
37.9 sq.m. (408 sq.ft.) approx.



TOTAL FLOOR AREA: 72.2 sq.m. (777 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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