



CROFTS ESTATE AGENTS

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



Park House
Park Lane
Manby
Louth
LN11 8US

Offers in the Region Of
£585,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this extensive RAF built property located within the popular village of Manby. Without a doubt, one of the largest properties and plots within the village, this property is an exceptional detached family residence offering fantastic spacious and flexible living accommodation throughout. The property has a modern heating system with each floor being controlled separately and has been fully electrically rewired. The ground floor has been opened up creating a great space with kitchen and adjoining breakfast room. Internal viewing will reveal FOUR reception rooms, a laundry room and boiler room. The property benefits from seven double bedrooms, bathroom, shower room and two WC's set across three floors. Standing within extensive grounds with garden spaces to all sides and large raised pond, the property offers an abundance of off road parking, accessed via a private entrance.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals a door to the rear garden off the hall, built in storage, two radiators and a large welcoming space.

Cloakroom

With an opaque window to rear, a radiator, WC and a basin.

Lounge

12' 11" x 17' 11" (3.93m x 5.46m)

The lounge has a large bay with three windows, a radiator and an open fire.

Bar

9' 11" x 11' 9" (3.01m x 3.58m)

The bar has dual aspect windows to the rear and side elevation and a radiator. Previously used as a study

Dining Room

12' 10" x 17' 11" (3.92m x 5.45m)

The dining room has two windows to the front elevation and two radiators.

Breakfast Room

20' 11" x 9' 11" (6.38m x 3.03m)

The breakfast room has two windows and a door to the rear elevation, two radiators.

Kitchen

22' 1" x 20' 1" (6.74m x 6.13m)

Comprising of a large range of industrial fitted units incorporating integral appliances including oven, 1.5 stainless steel sink unit with pan drawers. Integral zanussi coffee machine, integral fridge freezer. The kitchen has six windows and a door to the rear elevation, two windows and entrance door to front, two radiators, insulated modern flooring and inset spotlights to the ceiling. The electrics, water supply and gas pipe are all in place. Open entrance into the breakfast room

Laundry Room

9' 3" x 7' 2" (2.82m x 2.18m)

With window to the front elevation. Hot and cold supply and waste for washing machine

Boiler Room

8' 6" x 10' 7" (2.58m x 3.22m)

The boiler room has a window to the front elevation and the central heating boiler and pipework.

First Floor Landing

The first floor landing has dual aspect windows to the rear and side elevation, two radiators and built in storage cupboards.

Bedroom One

13' 4" x 16' 10" (4.06m x 5.12m)

Bedroom one has a large bay with three windows, a radiator and a sink. There is also built in storage and a door into the dressing room.

Dressing Room

9' 11" x 9' 6" (3.01m x 2.90m)

The dressing room has dual aspect windows to the rear and side elevation, a door to bedroom 1, a radiator and built in storage. There is also hot and cold balanced water supplies under the floor boards in case this is needed as an en-suite. (Subject to planning permission).

Bedroom Two

13' 4" x 14' 8" (4.06m x 4.46m)

Bedroom two has two windows to the front elevation, two radiators, a sink and built in storage.

Bedroom Three

11' 3" x 12' 11" (3.43m x 3.93m)

Bedroom three has two windows to the front elevation, two radiators, a sink and built in storage.

Bedroom Four

12' 4" x 8' 9" (3.77m x 2.66m)

Bedroom four has a window to the rear elevation, a radiator, basin and built in storage.

Shower Room

6' 0" x 5' 11" (1.82m x 1.80m)

Window to rear elevation. Walk in corner shower cubicle, column radiator, heated towel rail and modern flooring. Recently installed.

Storage Room

6' 0" x 3' 5" (1.82m x 1.04m)

What was the airing cupboard, with a window to the rear elevation,.

WC

With an opaque window to the side elevation and a WC.

Bathroom

8' 2" x 8' 6" (2.48m x 2.60m)

The bathroom has two opaque windows, a radiator, a basin and a bath. Recently installed.

Second Floor Landing

With a window to the front elevation and a radiator.

Bedroom Five

12' 0" x 17' 7" (3.65m x 5.35m)

Bedroom Five has two windows to the front and side elevations and a radiator.

Bedroom Six

7' 11" x 15' 0" (2.41m x 4.56m)

Bedroom Six has a window to the front elevation and a radiator.

Bedroom Seven

12' 0" x 12' 10" (3.65m x 3.92m)

Bedroom Seven has two windows to the side elevation, a radiator and access to the loft space.

Storage Room

10' 2" x 7' 10" (3.11m x 2.39m)

Radiator. Having balanced hot and cold feed in case prospective buyers wish to install bath or shower, subject to planning permission.

Garage

20' 5" x 9' 11" (6.23m x 3.03m)

The garage has a sliding timber door, two windows to the rear elevation and electrics.

Outside

Standing within extensive grounds, accessed through gates leading to this and the property next door, an abundance of off road parking to the front with access for vehicles through a side gate also to the rear garden. Vast lawn areas to the front and rear with plenty of trees and established shrubs throughout. Perimeter fencing to the rear and also an approx 10,000 gallon pond and pump house which is a lovely feature in the rear garden.



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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band F: 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.



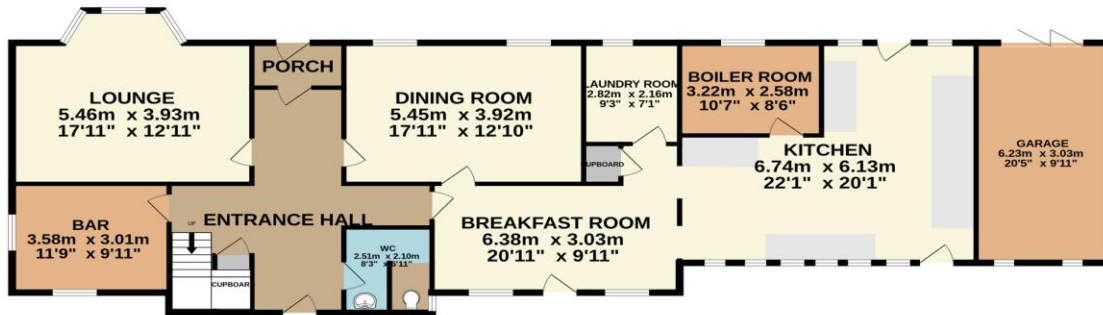


OPEN 7 DAYS A WEEK

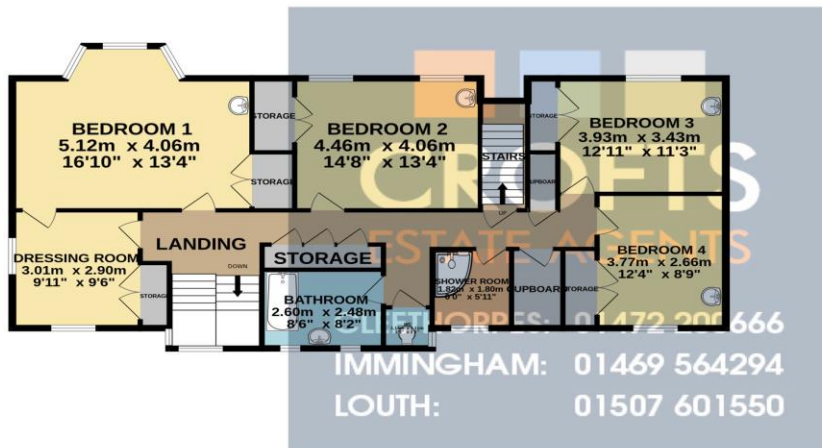
Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

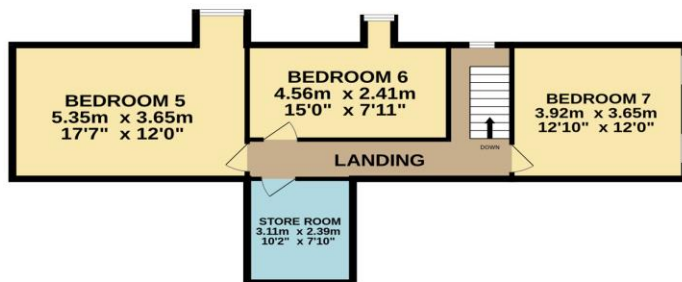
GROUND FLOOR
170.4 sq.m. (1834 sq.ft.) approx.



1ST FLOOR
117.3 sq.m. (1262 sq.ft.) approx.



2ND FLOOR
65.3 sq.m. (703 sq.ft.) approx.



TOTAL FLOOR AREA : 353.0 sq.m. (3800 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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