



# CROFTS ESTATE AGENTS

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



1 Provost Road Manby  
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£275,000

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### Property Description

This superb detached family residence lies in a fantastic corner plot within this sought after area within the ever popular village of Manby. Enjoying good access to amenities including shops and schooling within walking distance, this spacious and very well presented home is an ideal proposition for families. Approached by a long gated driveway to the front of the property which is accessed from Carlton Road, the front garden is private and beautifully maintained with stocked borders. Internal viewings are strongly recommended and will reveal really well maintained and spacious living accommodation comprising of: Entrance hallway, cloakroom, lounge, dining room and conservatory. The modern fitted kitchen leads to a passageway which links the detached garage and utility room to the house, with a secure uPVC door to rear leading to the private and well maintained rear gardens. To the first floor, there are three really spacious bedrooms, with bathroom suite and separate shower room. The property benefits from full uPVC double glazing and gas central heating system.

### Entrance Hall

uPVC door to front opens into hallway. Stairs to first floor landing. Two built in storage cupboards. Door to side leads to lounge, door to rear leads into kitchen. Door leading into cloakroom. Tiled floor

### Cloakroom

5' 1" x 4' 6" (1.562m x 1.383m)

uPVC window, modern close coupled w/c with attached vanity wash basin, tiled splashbacks

### Lounge

13' 2" x 14' 10" (4.025m x 4.514m)

uPVC window to front, radiator, open plan archway leading into dining room

### Dining Room

9' 0" x 14' 10" (2.735m x 4.514m)

Vertical radiator. Door to side leads into kitchen. uPVC sliding doors to rear lead into conservatory

### Conservatory

21' 4" x 32' 10" (6.498m x 10.02m)

uPVC double doors to rear lead into garden. Modern flooring

### Fitted kitchen

11' 2" x 10' 11" (3.400m x 3.330m)

uPVC window to rear. Range of modern fitted units incorporating 1.5 stainless steel sink unit with draining board and mixer tap,

integral oven and microwave. Induction hob, overhead extractor. Tiled splashback walls. uPVC door to side leads into side passage which links the house to the garage and utility room

#### **Passageway**

23' 7" x 3' 7" (7.189m x 1.080m)

uPVC door to rear leading to outside. Door to side leads into utility room

#### **Utility room**

11' 10" x 9' 0" (3.612m x 2.740m)

uPVC window to rear, tiled floor. Plumbing for washing machine and space for tumble dryer. Sink with draining board and mixer tap. Shelving. Door to front leads to garage

#### **Garage**

16' 4" x 9' 2" (4.982m x 2.799m)

up and over door, light and power

#### **First Floor Landing**

Leading to all bedrooms, bathroom and shower room

#### **Bedroom 1**

13' 4" x 15' 0" (4.071m x 4.562m)

uPVC window to front, radiator, built in storage cupboard

#### **Bedroom 2**

12' 2" x 11' 7" (3.701m x 3.527m)

uPVC window to rear, radiator, built in storage cupboard

#### **Bedroom 3**

13' 4" x 7' 8" (4.072m x 2.348m)

uPVC to front, radiator, built in storage cupboard

#### **Bathroom**

5' 5" x 9' 4" (1.645m x 2.847m)

Two opaque uPVC windows to rear. Panelled bath, pedestal wash basin, low flush w/c

#### **Shower Room**

8' 11" x 4' 7" (2.709m x 1.391m)

uPVC window to side. Walk in shower, heated towel rail.

#### **Outside**

The front of the property is approached by a good sized gated driveway with tall hedges to one side and beautiful fully stocked borders, lawn and greenhouse. The rear garden has a private and low maintenance lawned garden with patio, enclosed to all sides by wood panel fencing with raised borders to the rear. An ideal space for al fresco dining or entertaining guests



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 C: 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.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.



### 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.*



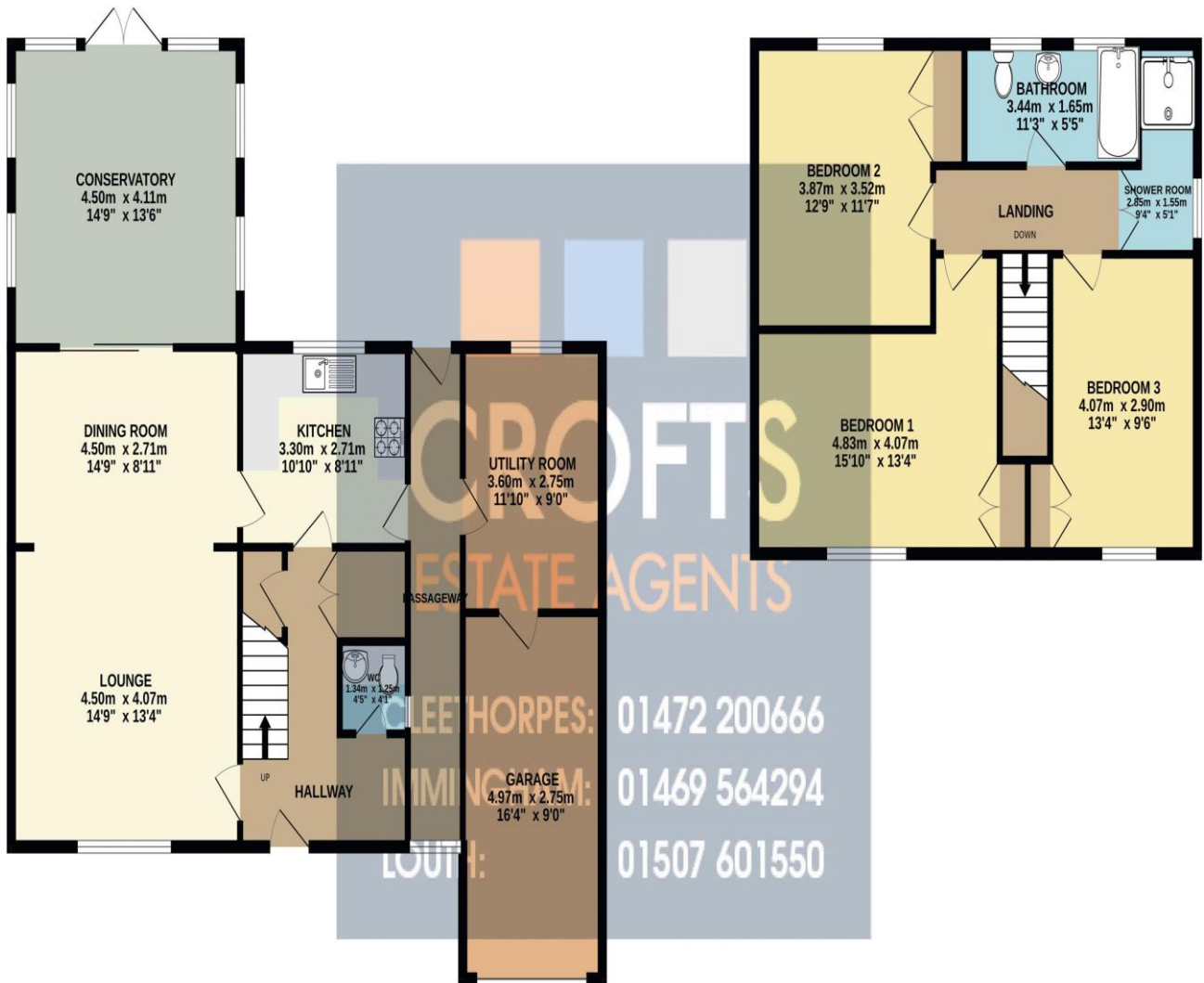
**OPEN 7 DAYS A WEEK**

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  
102.3 sq.m. (1101 sq.ft.) approx.

1ST FLOOR  
60.3 sq.m. (650 sq.ft.) approx.



TOTAL FLOOR AREA: 162.7 sq.m. (1751 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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