



# CHOICE PROPERTIES

*Estate Agents*

2 Canberra Crescent,  
Manby, LN11 8TU

Reduced To £234,950



**\*\*NO UPPER CHAIN\*\*** It is a pleasure for Choice Properties to bring to the market this exceptionally spacious three bedroom detached house, located in the most sought after and peaceful village of Manby. The property further benefits from two reception rooms and stands on impressive and attractive gardens. Early viewing is highly advised.

Offering generously proportioned rooms throughout, the well maintained and abundantly light and bright accommodation comprises:-

### **Entrance Hall**

Spacious light and airy hallway, staircase to the first floor incorporating under stairs storage cupboard, cupboard housing the meters.

### **Reception Room**

12'10" x 17'3"

Spacious reception room, electric feature fireplace set into surround, TV Aerial point, wall mounted thermostat controls, double opening doors leading into the dining room.

### **Kitchen**

8'6" x 12'9"

Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and mixer taps, space for a fridge/freezer, cooker point, plumbing for a washing machine, partly tiled walls, pedestrian door to the side aspect leading into the passage way, door to:-

### **Dining Room**

12'10" x 10'5"

Spacious dining room with the potential to convert into a large kitchen/diner.

### **Landing**

Loft access - partly boarded with retractable ladder and lighting.

### **Bedroom 1**

12'9" x 14'10"

Remarkably spacious double bedroom overlooking the attractive rear garden, built in wardrobes, wash hand basin with single taps and tiled splash backs.

### **Bedroom 2**

12'9" x 12'10"

Spacious double bedroom overlooking the attractive rear garden, built in wardrobes.

### **Bedroom 3**

8'8" x 12'6"

Double bedroom, built in wardrobes.

### **Bathroom**

5'3" x 6'4"

Fitted with a two piece suite comprising panelled bath with single taps and electric shower over, pedestal wash hand basin with single taps, fully tiled walls.

### **WC**

5'3" x 3'0"

Partly tiled walls with w.c.

### **Downstairs WC**

Fitted with a two piece suite comprising wash hand basin with single taps, w.c., partly tiled walls.

### **Side passage**

With access to the garage and both front and rear gardens.

### **Driveway**

Paved driveway providing parking for several vehicles.

## **Garage**

21'9" x 8'11"

With up and over door, power and lighting.

## **Garden**

## **Location**

Manby is a popular village in the East Lindsey district of Lincolnshire, England, and lies approximately 5 miles (8 km) east from Louth. The village is very family friendly and has many facilities including a well regarded Primary School, Village hall with regular events, Post office, Co-op store and a lovely Italian restaurant. There is also a call collect bus service and community cafe.

## **Tenure**

Freehold.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening hours**

Mon-Fri 9.00 am - 5.00 pm.

Saturday 9.00 am - 3.00 pm.

## **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors' details, as this helps us to start the transaction quickly for you.

## **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

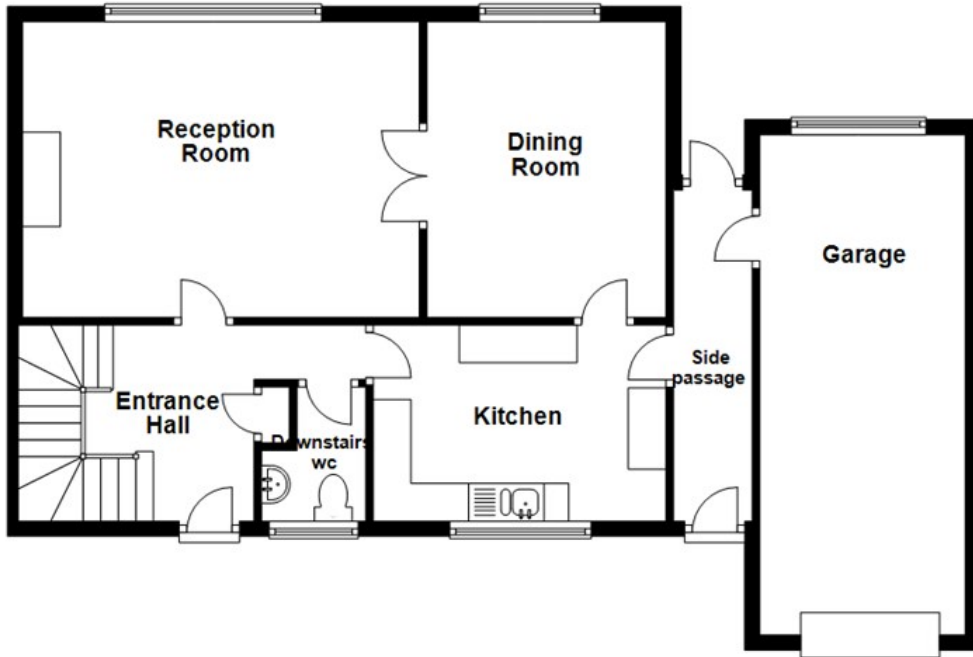
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



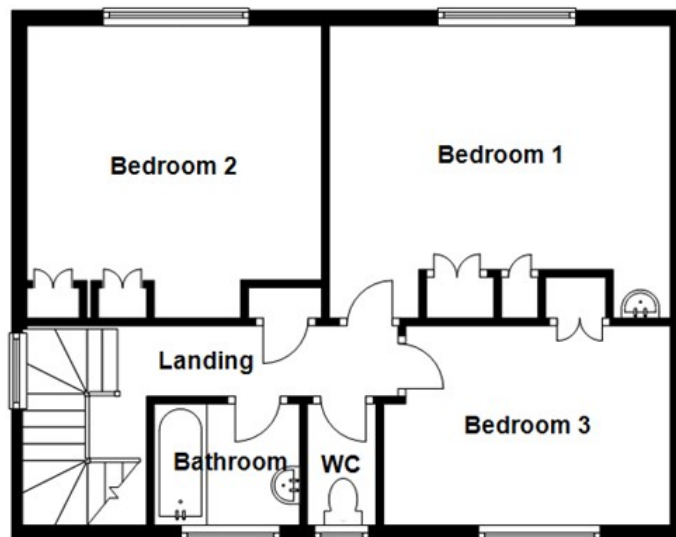




**Ground Floor**



**First Floor**



# Directions

Enter the postcode 'LN11 8TU' into the Satnav and it will take you directly to the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			33
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

