



# CHOICE PROPERTIES

*Estate Agents*

6 Pleasance Way,  
Louth, LN11 8HJ

Reduced To £400,000



Welcome to Pleasance Way, a charming location in Manby, Louth, where this stunning detached house awaits its new owners. Boasting four spacious bedrooms, this beautifully presented property is sure to capture your heart. Nestled in a sought-after location, this house offers not just a place to live but a lifestyle to cherish. The stunning design of the house is bound to impress anyone who walks through its doors. Early viewing is highly advised.

Offering generous room sizes throughout with the most desirable layout, this beautifully maintained and abundantly light accommodation comprises:-

**Reception Room**

21'7" x 12'10"

Window to front, fireplace, door to:

**Hallway**

8'11" x 15'9"

Beautiful and spacious hallway, staircase to the first floor, under stairs storage cupboard,

**Dining Room**

9'10" x 11'11"

Window to rear, open plan, door to:

**Kitchen**

11'11" x 10'4"

Fitted with a range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and stainless steel mixer taps, integral cooker, four ring hob with featured extractor over, integrated fridge/freezer and dishwasher, featured box window seat, wall mounted fuse box, partly tiled walls.

**Kitchen**

11'11" x 10'4"

Box window to side, window to rear, door to:

**Utility Room**

5'6" x 6'6"

Plumbing for a washing machine, space for fridge/freezer, partly tiled walls, pedestrian door to the side aspect.

**Utility Room**

5'6" x 6'6"

Door to:

**Reception Room**

21'7" x 12'10"

Gas fire set into featured bricked surround, inset spot lights to the ceiling, TV Aerial point, telephone point, featured opening into:-

**WC**

3'1" x 6'6"

Window to front.

**Dining Room**

9'10" x 11'11"

Ample space for a dining table, inset spot lights to the ceiling, overlooking views of the garden.

**Hallway**

8'11" x 15'9"

Storage cupboard, stairs, door to:

**Conservatory**

13'6" x 12'3"

With triple aspect windows, polycarbonate pitched roof, ceiling fan, French double opening doors leading out onto the attractive rear garden.

**Conservatory**

13'6" x 12'3"

Three windows to side, window to rear, two double doors, door to:

**Landing**

Spacious landing with loft access - fully boarded with retractable ladder, power and lighting.

**Garage**

18'2" x 17'8"

TwoUp and over door, stairs, door to:

**Bedroom 1**

10'0" x 17'0"

Remarkably spacious double bedroom, ceiling fan light, built in wardrobes, door to:-

**Workshop/Store**

7'10" x 10'0"

Door.

**En-suite Shower room**

9'00" x 2'11"

Fitted with a three piece suite comprising shower cubicle with mains shower over, pedestal wash hand basin with single taps, close coupled w.c., extractor fan, tiled walls, inset spot lights to the ceiling.

**Bedroom 1**

10'0" x 17'0"

Window to rear, door to:

**Bedroom 2**

15'7" x 10'4"

Remarkably spacious double bedroom.

**Bedroom 4**

10'0" x 8'8"

Window to rear, door to:

**Bedroom 3**

9'6" x 9'1"

Double bedroom.

## **Bedroom 2**

15'7" x 10'4"

Window to rear, door to:

## **Bedroom 4**

10'0" x 8'8"

Double bedroom or ideal office space.

## **Bathroom**

6'2" x 10'4"

Window to front, door to:

## **Bathroom**

6'2" x 10'4"

Fitted with a modern three piece suite comprising panelled bath with mixer taps and mains Waterfall shower over, wash hand basin with mixer tap and w.c. set into vanity unit, tiled walls, heated towel rail, inset spot lights to the ceiling.

## **En-suite Shower Room**

3'0" x 9'1"

## **WC**

3'1" x 6'6"

Fitted with a two piece suite comprising wash hand basin with single taps and tiled splash backs, w.c., wall mounted alarm system.

## **Bedroom 3**

9'6" x 9'1"

Window to front, door to:

## **Driveway**

Paved driveway providing off road parking for several vehicles.

## **Garage**

18'2" x 17'8"

With two electric roller doors to the front aspect, pedestrian door to the side aspect, power and lighting, staircase to:-

## **Landing**

Window to front.

## **Loft Room**

14'5" x 10'9"

Two Velux windows, power and lighting, ideal studio/hobby room.

## **Loft Room**

14'5" x 10'9"

Two skylights, door to:

## **Garden**

To the rear of the property you will find the most attractive and generously sized garden, which is privately enclosed with timber fencing to the boundaries. The garden is partly laid to lawn and features an abundance of established plants, trees and shrubbery to the borders. There is also a spacious paved patio located outside the conservatory which is ideal for outdoor entertaining or soaking up the sunshine. A paved footpath leads to the Summer House, which measures 13'02" x 10'03" with power and lighting, therefore lending itself to numerous uses.

## **Tenure**

Freehold.

## **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.

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 860033.

## **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **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 D.

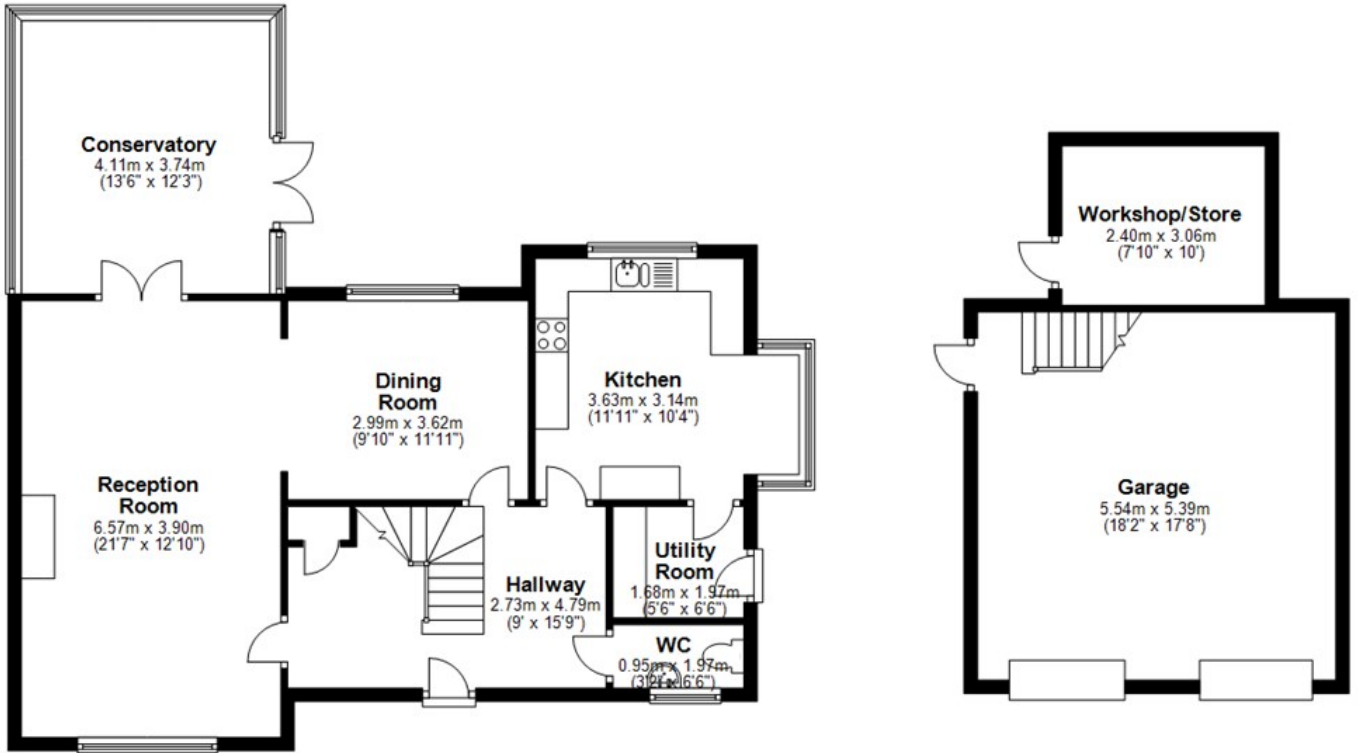
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



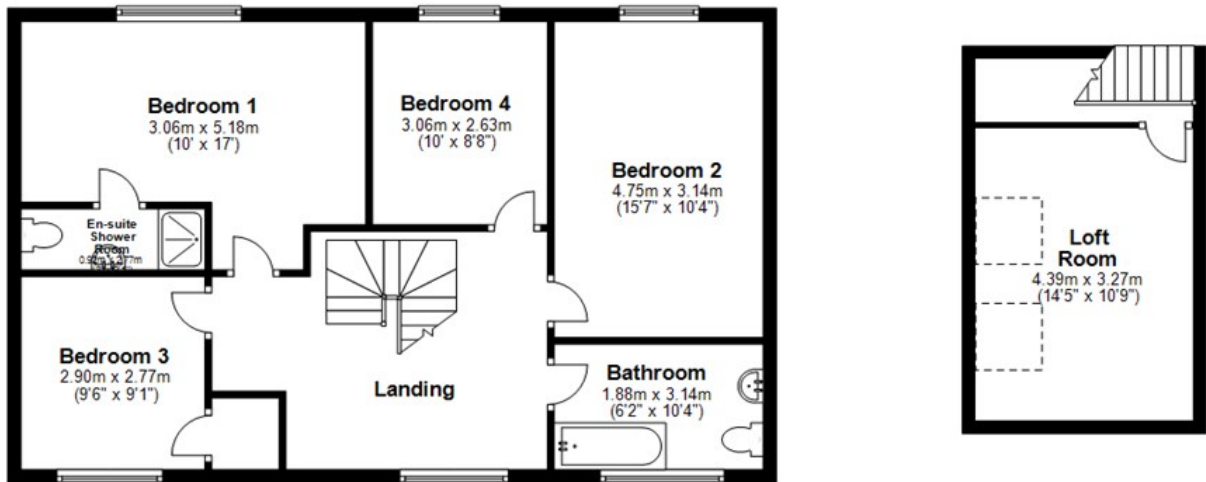




### Ground Floor



### First Floor



# Directions

Head out of Louth via Legbourne road and then turn left at the round-a-bout. Continue on the B1200 (Manby Road). At the crossroads turn right on Carlton Road. Then turn left onto Pleasance Way. Number 6 can be found on your left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	85
	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	

