



# CHOICE PROPERTIES

## *Estate Agents*

Fair View Manby Middlegate,  
Manby, LN11 8ST

Reduced To £400,000



Welcome to this charming and characteristic detached house in the lovely area of Manby Middlegate, Grimoldby, Louth. This deceptively spacious 4-bedroom cottage boasts 3 reception rooms and 2 bathrooms, providing ample space for all your needs.

The property features a self-contained annexe, perfect for guests. The good-sized gardens offer a tranquil retreat, while the abundance of parking space ensures convenience for you and your visitors.

Situated ideally for local amenities, this home offers the perfect blend of countryside living with easy access to everything you need. Don't miss out on the opportunity to own this delightful property that truly captures the essence of British charm.

Offering generously proportioned rooms throughout with the most desirable layout, the abundantly light and beautifully maintained accommodation comprises:-

#### **Hallway**

With staircase to the first floor incorporating under stairs storage space, featured Period panelling to the walls, original tiled flooring, pedestrian door to the side aspect leading onto the courtyard.

#### **Reception Room**

12'0" x 20'10"

With Dual aspect uPVC double glazed windows, spacious reception room with rustic style exposed brick, electric cast iron style fire set into featured surround, original timber beams to the walls and ceiling, TV Aerial point, telephone point, double opening doors leading into:-

#### **Kitchen**

12'5" x 11'2"

UPVC double glazed window fitted with a range of cream shaker style wall and base units with work surfaces over, one bowl stainless steel sink unit with drainer and mixer taps, 'Belling' Range cooker with 8 ring gas hob and featured double stainless steel extractor hood over, integrated fridge/freezer and dishwasher, ceramic tiled flooring, tiled splash backs, exposed wooden beams to the ceiling, 'Worcester' gas fired central heating boiler, cupboard housing the wall mounted consumer unit.

#### **Utility Room**

12'8" x 11'4"

uPVC Double glazed window overlooking the rear courtyard, Fitted with a range of base units with work surfaces over, one bowl stainless steel sink unit with drainer and mixer tap. plumbing for a washing machine, dishwasher and tumble dryer, space for under counted fridge/freezer, tiled splash backs,

#### **Dining Room**

12'0" x 14'2"

Featured uPVC squared bay window overlooking the attractive gardens, electric feature fire set into tiled surround with tiled hearth and wooden mantle, wall to wall built in book shelves, Telephone point, wooden flooring.

#### **Sitting Room**

13'3" x 14'2"

UPVC squared bay window over looking the beautiful gardens, stunning marble fireplace incorporating a living flame gas fire, wooden flooring, TV Aerial point.

#### **WC**

4'0" x 3'9"

Fitted with a two piece suite comprising wash hand basin and w.c.

#### **Landing**

#### **Bedroom 1**

12'3" x 12'9"

UPVC double glazed window overlooking stunning views of the garden, remarkably spacious and light throughout, featured timber beams to the ceiling, four built in wardrobes with double opening doors, door to:-

#### **En-suite Bathroom**

6'6" x 8'0"

Fitted with an impressive four piece suite comprising panelled bath with mixer tap and mains shower attachment over, shower cubicle with electric shower over, wash hand basin set into vanity unit with single taps, w.c., extractor fan, period panelling, shaving point, tiled walls.

#### **Bedroom 2**

13'7" x 11'6"

With Dual aspect uPVC double glazed windows creating alight and airy atmosphere throughout, spacious double bedroom, Original cast iron fireplace, wooden flooring.

#### **Bedroom 3**

9'11" x 11'6"

With uPVC double glazed window, double bedroom.

#### **Bedroom 4**

9'11" x 9'5"

With uPVC double glazed window, double bedroom.

#### **Bathroom**

6'6" x 8'7"

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

#### **Annexe**

Spacious outbuilding which has been converted and renovated by the current owners to provide an additional living space for family members and friends. This could also be used as a holiday let, office, gym, hobby room or studio (subject to the necessary planning permissions and building regulations).

### **Open Plan Living**

15'5" x 17'2"

Enter via uPVC French style doubling opening patio doors, uPVC double glazed window, vaulted ceiling with exposed timber beams.

### **Kitchen**

6'2" x 6'6"

Fitted with wall and base units with work surfaces over, one bowl stainless steel sink unit with drainer and mixer taps, integrated electric fan oven, four ring gas hob with featured stainless steel extractor hood over, tiled splash backs, plumbing for a washing machine.

### **Shower Room**

4'8" x 6'6"

Fitted with a three piece suite comprising shower cubicle with electric shower over, wash hand basin with mixer tap set into vanity unit, w.c., tiled splash backs, extractor fan.

### **Storage**

Providing an ideal storage space.

### **Driveway**

Blocked paved driveway providing off road parking for ample vehicles including a caravan/motorhome.

### **Gardens**

Featuring open views to one side this lovely home stands in good sized gardens which are laid mainly to lawn. To the rear of the property is a most spacious paved patio area, ideal for relaxing on those sunny evenings. With ample parking the property also has the benefit of a concrete base laid in readiness for a garage if required.

### **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.

### **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 C.

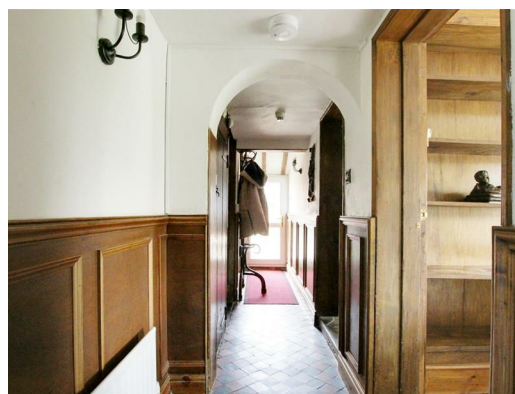
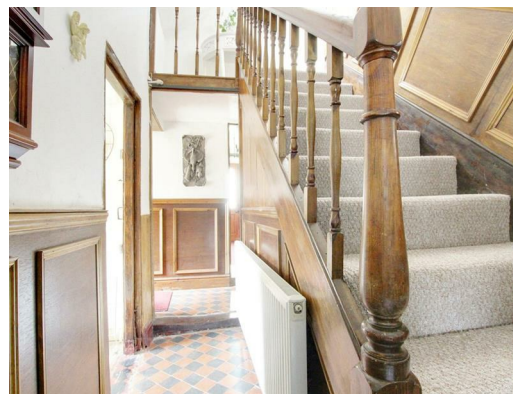
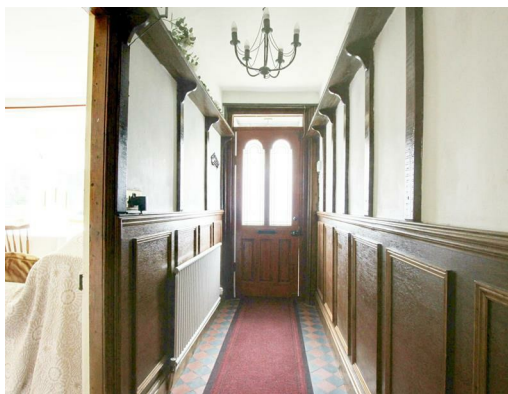
### **Viewing arrangements**

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.

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.

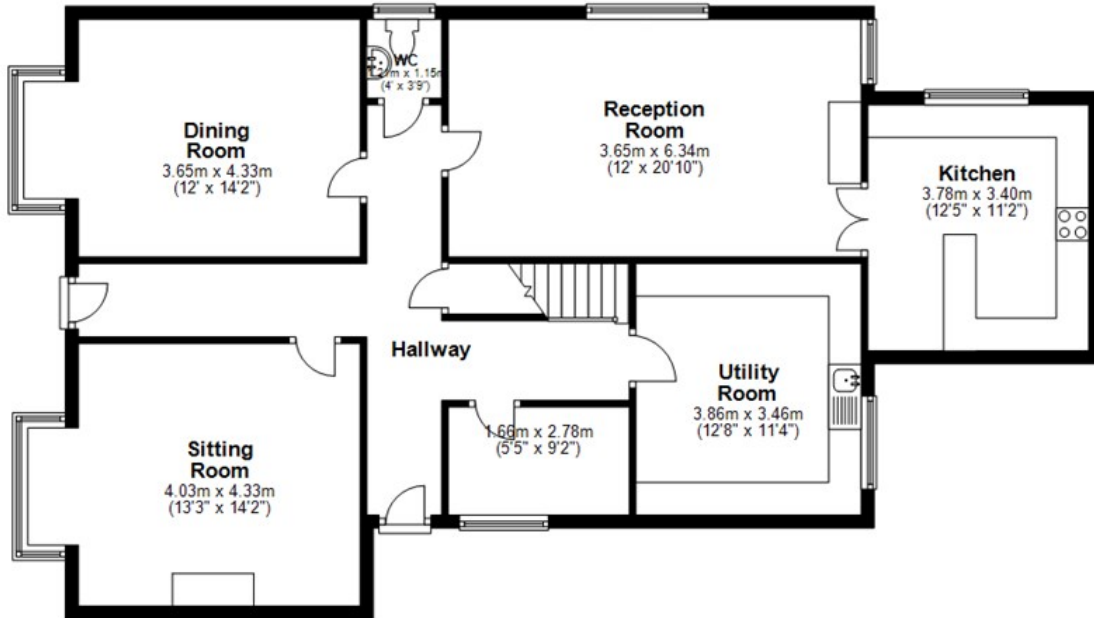






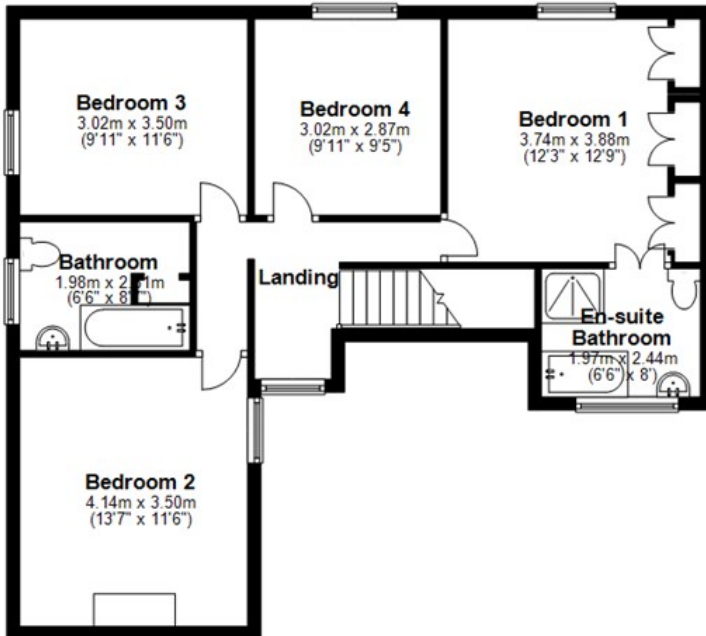
### Ground Floor

Approx. 112.3 sq. metres (1208.6 sq. feet)



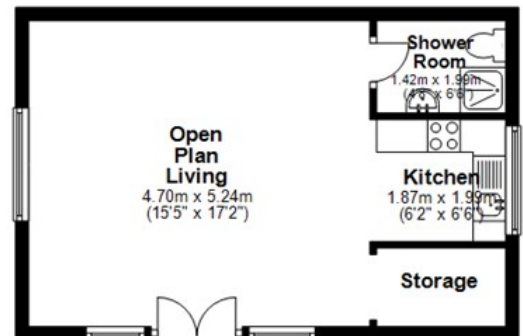
### First Floor

Approx. 69.3 sq. metres (746.1 sq. feet)



### Annexe

Approx. 34.5 sq. metres (370.9 sq. feet)



Total area: approx. 216.1 sq. metres (2325.6 sq. feet)

# Directions

Use the postcode LN11 8ST for directions to the property.

