



# CHOICE PROPERTIES

## *Estate Agents*

6 Gibson Way,  
Louth, LN11 8FA

Reduced To £220,000



Choice Properties are delighted to bring to the market this stylish and contemporary three bedroom (1 en-suite) semi detached house which was built in 2017 and includes full LABC warranty. Situated on an attractive estate, just five miles from the thriving market town of Louth, this beautiful family home offers everything you need. Early viewing is most highly advised to appreciate the accommodation on offer.

Offering a beautifully light and airy atmosphere throughout and decorated to an immaculate standard, the well laid out accommodation comprises:-

### **Hallway**

10'8" x 3'6"

uPVC entrance door. Staircase leading to first floor landing. Consumer unit. Power points. Thermostat. Console for security alarm system. Laminate flooring. Door to living room. Door to w.c.

### **Reception room**

15'11" x 14'0"

Large featured uPVC window to front aspect. Under stair storage cupboard. Radiator. Power points. Tv aerial points. Telephone point. Opening to kitchen diner.

### **Kitchen/Dining room**

21'1" x 17'5"

Fitted with a range of stylish wall and base units with complimentary works surfaces over. Four ring electric hob with perplex splashback and extractor hood over. One bowl sink with mixer tap and drainer. Twin integral ovens. Integral dishwasher. Breakfast bar. Space for dining room table. Spot lighting. Laminate flooring. Power points. Thermostat. uPVC window to rear aspect. French doors leading to garden.

### **Utility room**

5'3" x 5'9"

Fitted with a large storage cupboard and work surfaces. Plumbing for washing machine. Space for dryer. Laminate flooring. Spot lighting. Power points. External uPVC door leading to garden.

### **Landing**

11'10" x 3'7"

Access to loft via loft hatch. Internal doors to all first floor rooms. Storage cupboard. Power points.

### **Bedroom 1**

10'4" x 9'6"

Double bedroom with two large double door storage cupboards. Radiator. Power points. uPVC window to front aspect. Door to en-suite.

### **En-suite Shower room**

2'11" x 10'8"

Fitted with a three piece suite comprising tiled rainfall shower cubicle with tradition shower attachment, wash hand basin set over vanity unit with mixer tap, tiled splashback and infrared touch back lit mirror with integrated electric shaver point over, and a push flush w.c. Chrome heated towel rail. Tiled flooring. Spot lighting. Extractor.

### **Bedroom 2**

12'6" x 8'8"

Double bedroom. Radiator. Power points. Tv aerial point. uPVC window to rear aspect.

### **Bedroom 3**

9'0" x 8'4"

radiator. Power points. Storage cupboard with fitted shelving. uPVC window to rear aspect.

### **W.c.**

6'5" x 2'10"

Fitted with a corner pedestal wash hand basin with mixer tap and tiled splash back and a push flush w.c. Laminate flooring. Spot lighting. Extractor. uPVC window to front aspect.

### **Driveway**

Paved driveway providing off road parking for two vehicles.

### **Garden**

To the rear of the property you will find an attractive and privately enclosed garden with timber fencing to the boundaries.

### **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.

### **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.

### **Opening Hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

### **Viewing Arrangements**

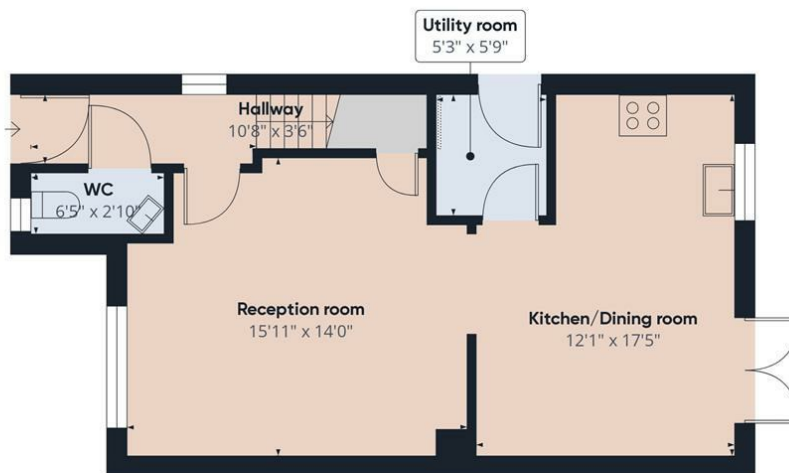
By appointment through Choice Properties on 01507 860033

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.

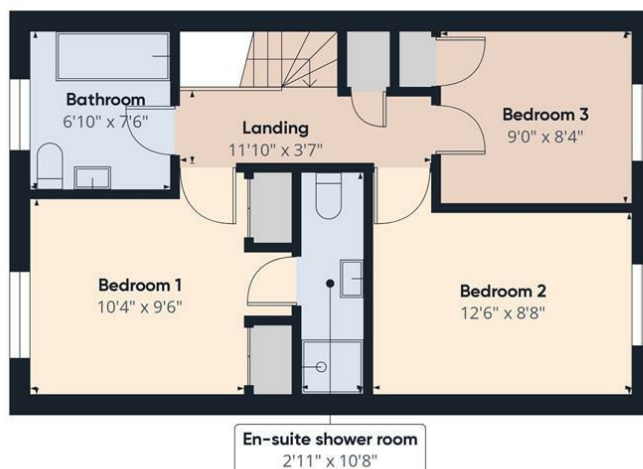








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
965.64 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

# Directions

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

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         | 91        | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

