



CHOICE PROPERTIES

Estate Agents

Parklands Park Lane,
Manby, LN11 8US

Price £295,000



Choice properties are delighted to bring to the market this superb and spacious three bedroom detached bungalow, situated in the most sought after and peaceful village of Manby. The property further benefits from both driveway and garage and has attractive and beautifully maintained gardens to the front and rear. Early viewing is highly advised.

The beautifully maintained and abundantly light accommodation comprises:-

Hallway

1'3" x 9'10"

Spacious and abundantly light hallways with laminate flooring, loft access - boarded, double insulation with retractable ladder and lighting, telephone point, power points, radiator.

Reception room

11'10" x 17'10"

With large uPVC picture window to the side aspect, laminate flooring, TV Aerial point, radiator, power points.

Kitchen

10'10" x 10'7"

Fitted with a range of wall and base units with complementary compact laminate worksurfaces over, uPVC double glazed window to the side aspect, single bowl porcelain sink unit with drainer and stainless steel mixer tap, 'NEFF' integrated cooker with four ring induction hob over, partly tiled walls, space for fridge/freezer, radiator, power points, pedestrian door to the side aspect, door to:-

Utility room

7'6" x 2'8"

Storage, oil fired central heating boiler and plumbing for washing machine.

Bedroom 1

9'10" x 11'1"

Spacious double bedroom, uPVC double glazed window to the side aspect, power points, radiator, laminate flooring.

Bedroom 2

10'9" x 10'7"

Spacious double bedroom, power points, radiator, laminate flooring, uPVC double glazed window to the side aspect.

Bedroom 3

6'9" x 8'10"

Spacious single bedroom/ideal office space, power points, radiator, uPVC double glazed window to the front aspect.

Shower room

7'6" x 6'9"

Fitted with a modern and stylish three piece suite comprising large walk in shower glass screen, wash hand basin with stainless steel mixer tap and dual flush w.c. set into featured vanity unit, chrome heated towel rail, mermaid board to the splash backs, uPVC double glazed window to the rear aspect.

Driveway

Paved driveway providing off road parking for several vehicles.

Garage

8'7" x 19'00"

With up and over door, power and lighting.

Garden

The property stands proudly upon attractive and neatly laid to lawn gardens to the front and rear with an abundance of established plants, trees and shrubbery featuring throughout. The rear garden is privately enclosed with timber fencing to the boundaries and a variety of raised beds to the borders. There is a timber storage shed also included in the sale. Timber gates to both sides of the property provide access to the rear garden.

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

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, Alford - Tel 01507 860033.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

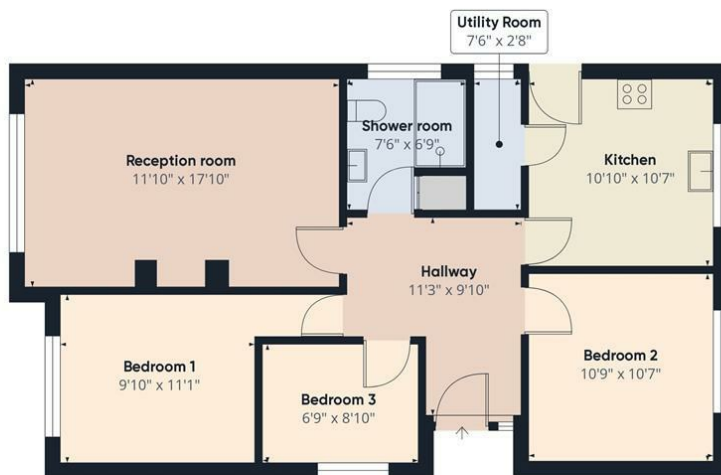
Opening Hours

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.







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
962.52 ft²

(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). At the crossroads turn right onto Carlton Road. Continue on Carlton road and then turn right opposite the church, onto Park Lane and Parklands can be found a short way down 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 | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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

