



CHOICE PROPERTIES

Estate Agents

41 Gibson Way,
Manby, Louth, LN11 8FA

Price £220,000



It is a pleasure for Choice Properties to bring to the market this modern and spacious semi-detached house, built in 2017, occupying a pleasant position in the sought after village of Manby, just a short drive from the coast and the thriving, charming market town of Louth. Offering three bedrooms (one en-suite), a light and airy living space and stylish kitchen, this is not one to be missed! Early viewing is advised. *Garden photos to follow.* NO ONWARD CHAIN

This impressive property benefits from gas central heating which powers underfloor heating downstairs and radiators upstairs, as well as uPVC double glazing throughout. Internally, the property comprises:

Entrance Hall

13'7" x 3'0"

Composite front entrance door. Staircase to first floor landing. Under stairs storage cupboard. 'Siemens' thermostat. Spot lighting. Controls for the alarm system.

Reception Room

17'3" x 10'11"

Light and airy reception room. TV aerial point. Double opening 'French' style patio doors to the garden. 'Siemens' thermostat.

Kitchen/Diner

17'2" x 10'3"

Fitted with a range of wall and base units with work surfaces over, large resin sink unit and drainer with mixer tap, integrated oven and four ring induction hob, integrated fridge/freezer. Space for table and chairs. TV aerial point. Double opening 'French' style patio doors. 'Siemens' thermostat.

WC

3'0" x 5'9"

Fitted with dual flush wc and hand wash basin with mixer tap set in vanity unit. Spot lighting.

Landing

4'10" x 9'10"

With access to the loft which houses the gas combination boiler. Doors to:

Bedroom 1

8'4" x 11'8"

Spacious double bedroom. Built in wardrobes. 'Siemens' thermostat. Radiator. TV aerial point.

En-Suite

5'8" x 5'1"

Fitted with three piece suite comprising shower enclosure with mains fed shower over, hand wash basin with mixer tap and dual flush wc. Part tiled walls and tiled flooring. Heated towel rail. Spot lighting.

Bedroom 2

9'4" x 11'0"

Spacious double bedroom. TV aerial point. Radiator.

Bedroom 3

7'6" x 7'6"

Radiator. TV aerial point.

Bathroom

6'4" x 8'8"

Fitted with three piece bathroom suite comprising roll top bath tub with taps and shower attachment over, dual flush wc and hand wash basin with mixer tap. Tiles flooring and part tiled walls. Spot lighting. Heated towel rail.

Driveway

Block paved driveway providing off road parking for multiple vehicles.

Garage

With up and over door, power and lighting.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is mostly laid to lawn, features a paved patio area and can be accessed through a side gate from the driveway. *Photographs to follow.*

Tenure

Freehold.

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 B.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

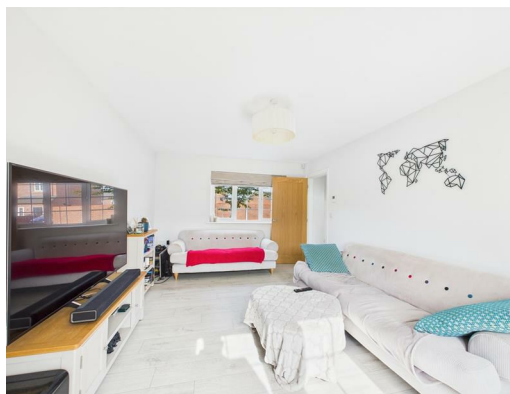
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

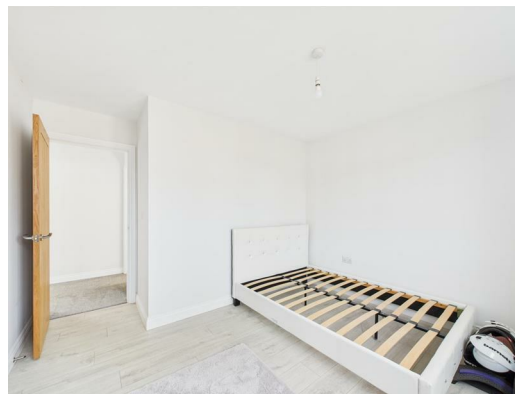
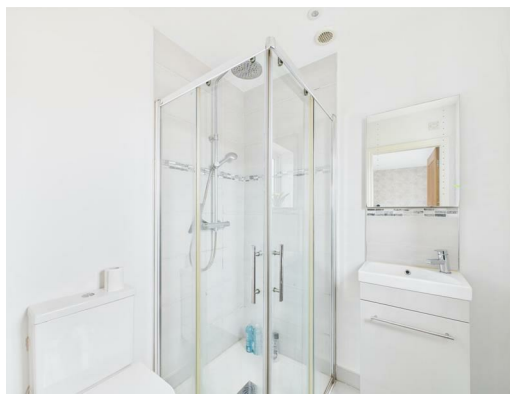
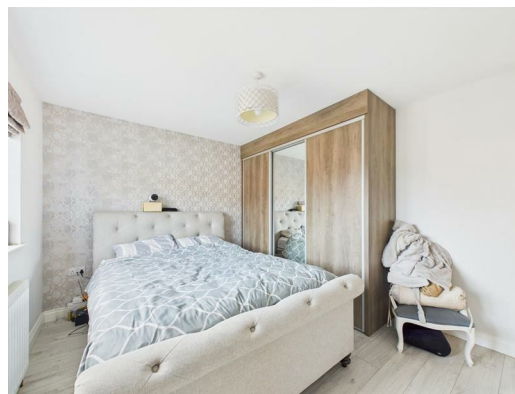
Making an Offer

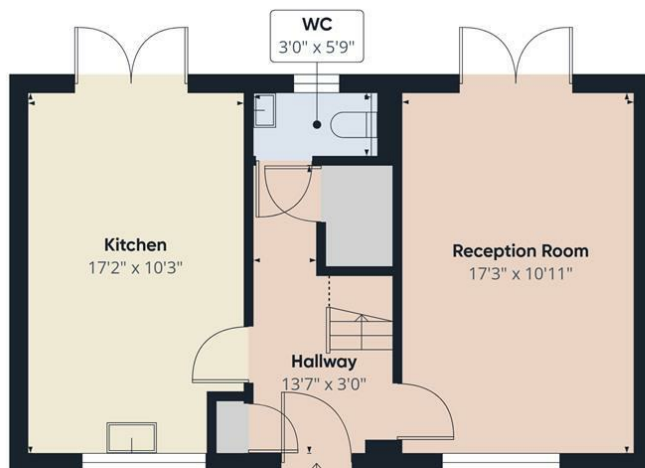
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

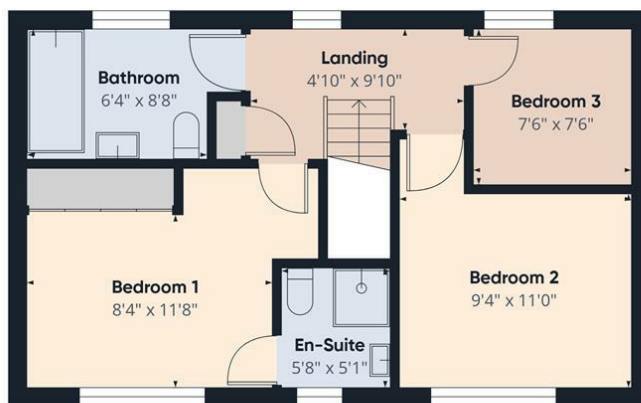
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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⁽¹⁾
921 ft²

Reduced headroom
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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 are based on RICS IPMS 3C standard.

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.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 88 | (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 ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

