

TES
PROPERTY



Still Under New Build Warranty



41 Gibson Way, Louth, LN11 8FA

Guide Price £240,000

NO ONWARD CHAIN* *Built in 2017 - Still Under New Build Warranty

Welcome to this charming semi-detached family home located in the picturesque village of Manby, Louth. Situated on Gibson Way, this property offers a perfect blend of modern comfort and village tranquillity.

As you step inside, you are greeted an entrance hallway, leading you to a kitchen diner, ideal for hosting family meals and entertaining guest. As well as the living room which provides a cosy space to relax and unwind after a long day and a downstairs cloakroom which adds convenience to your daily routine.

Upstairs, you will find three inviting bedrooms, including an en-suite to the master bedroom for added privacy and luxury.

Outside, the property boasts a front and rear garden, perfect for enjoying the outdoors during sunny days. With the added bonus of off road parking for up to three vehicles and a garage, ensuring that parking will never be an issue for you and your guests.

Built in 2017, this home is ready for you to move in and start creating lasting memories. Whether you are looking to settle down in a peaceful village setting or seeking a family-friendly environment, this property offers the best of both worlds.

Don't miss out on the opportunity to make this house your home!

Location - Manby

The popular village of Manby is adjoined with the village of Grimoldby. It is approximately 5 miles from Louth, 20 miles from Grimsby and 30 miles from Lincoln.

It is well serviced with a wealth of amenities including a grocery store, a supermarket, an Italian restaurant, a coffee shop, a post office and a cricket club. As well as doctors' surgery, a nursery, a primary school and it's within the catchment of King Edward Grammar School.

The village also offers rural walks with a network of popular footpaths and beaches are only a short drive away.

School Catchment Area

This property is in the catchment area for many primary schools, including Grimoldby Primary School, North Cockerington Church of England Primary School and East Wold Church of England Primary School.

As well as 2 secondary schools, Louth Academy & King Edward VI Grammar School.

Entrance Hall



Enter the property through a composite door into the hall, with stairs to the first floor landing, there is laminate flooring with under floor heating, there is a cupboard housing the consumer unit, a second cupboard has space for coats and plumbing for a washing machine.

Cloak Room



Fitted with a white wash basin and W.C, there is laminate flooring, an extractor fan and a uPVC frosted window to the rear aspect.

Dining Kitchen 10'04" x 17'03 (3.15m x 5.26m)



Fitted with a comprehensive range of wall and base units with contrasting work tops with resin 1 1/2 sink and drainer with mixer tap, an induction hob with counter top extractor fan and breakfast bar, there is an integrated dishwasher and fridge and freezer. There is a uPVC window to the front aspect and French style uPVC patio doors to the rear aspect providing direct access to the rear patio and garden. The laminate floor with under floor heating continues from the hall into the kitchen.

Living Room 10'11" x 17'04" (3.33m x 5.28m)



A spacious living room with uPVC window to the front aspect and French style uPVC patio doors to the rear aspect leading onto the garden. The laminate flooring continues from the hall with under floor heating into the Living Room.

First Floor Landing



With a uPVC window to the rear elevation and a useful airing cupboard and doors to all first floor rooms.

Bedroom 1 10'06" x 13'10" (3.20m x 4.22m)



Having a central heating radiator, laminate flooring and a uPVC window to the front aspect. A door leads into the en suite.

En-Suite 5'08" x 5'01" (1.73m x 1.55m)



Fitted with a white three piece suite comprising a corner shower cubicle, a WC and a wash basin with vanity cupboard under. There is a tiled floor and the walls are part tiled.

Bedroom 2 9'04" x 11'01" (2.84m x 3.38m)



With laminate flooring, a central heating radiator and a uPVC window to the front aspect.

Bedroom 3 7'07" x 7'07" (2.31m x 2.31m)



With laminate flooring, a central heating radiator and a uPVC window to the rear aspect.

Family Bathroom 6'04" x 8'09" (1.93m x 2.67m)



Fitted with a three piece white suite comprising a free

standing bath with mixer taps and shower attachment, a wash basin with vanity unit under and a W.C. there is a chrome heated towel rail, the floor is tiled and the walls are part tiled. There is an extractor fan and a uPVC frosted window to the rear aspect.

Front Garden

The front garden is mainly laid to lawn with access to a block pathed drive leading to single brick built garage, a timber pedestrian gate leads to the rear garden.

Rear Garden

The rear garden is fully enclosed and mainly laid to lawn with a patio area.

Garage

A single semi detached garage with up and over door, power and lighting.

Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Total Floor Area

89m² / 958ft²

Council Tax Band

East Lindsey Council Tax Band B

Brochure Prepared

May 2024.

Opening Hours

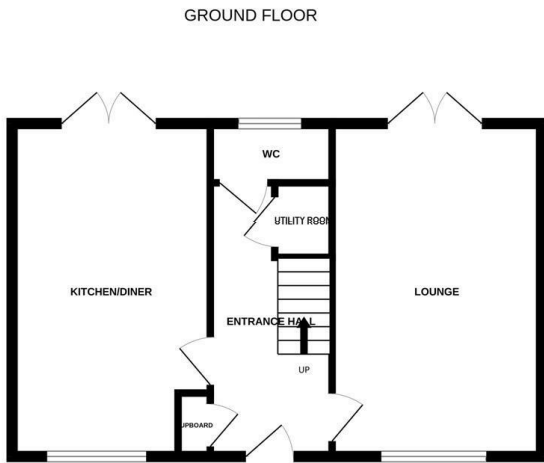
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Floor Plan

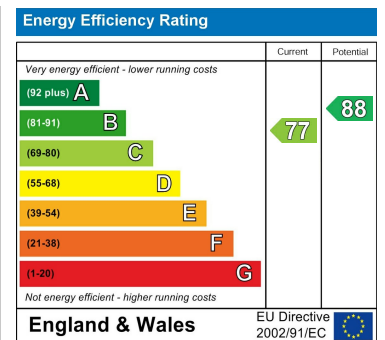


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY

Tel: 01507 601633 Email: survey@tes-property.co.uk www.tes-property.co.uk