



**GIBSON WAY, MANBY, LOUTH
OFFERS IN THE REGION OF £265,000**



Built in 2017 - Still Under New Build Warranty

Nestled in the charming village of Manby, this modern detached three bedroom family home offers a perfect blend of comfort and style.

As you step inside, you are greeted by an entrance hallway, leading you to the utility room through to the cloak room as well as a spacious kitchen diner which is the ideal space for entertaining guests. Additionally, there is a separate reception room which provides a cosy retreat for quiet evenings in.

To the first floor, there are three bedrooms, a three piece family bathroom and an en-suite off the master, ensuring convenience for the whole family.

Through French style patio doors found in the reception room, you enter the fully enclosed rear garden, which is complete with patio areas and a charming timber pagoda - perfect for enjoying a morning coffee or hosting summer barbecues.

The property also has off-road parking and a garage, offering ample space for your vehicles and storage needs.

Located within the catchment area of the prestigious King Edward Grammar School as well as a primary school in the village, this home is perfect for families.

Don't miss the opportunity to make this house your home - book a viewing today and experience the warmth and comfort that this property has to offer.



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

10'02 x 3'5"

Enter the property through a part glazed composite door with uPVC windows to each side, the floor covering is wooden effect that continues throughout all rooms on the ground floor, with underfloor heating, a cupboard houses the consumer unit and a door lead to the dining kitchen and the utility room.

Cloak Room

6'2" x 3'5"

Fitted with a white W.C and a corner sink with tiled splash back and a uPVC frosted window, wood effect flooring with underfloor heating.

Utility Room

5'0" x 6'2"

Fitted with a wall and base units with wood effect worktops and upstands. Space under for a tumble dryer and plumbing for a washing machine, wood effect flooring with underfloor heating, a uPVC window allows natural light into this room and a door leads to the ground floor cloak room.

Open Plan Kitchen Diner

The heart of any home, this is a wonderful space ideal for entertaining and a perfect sociable family space, incorporating the kitchen, living and dining area.

Kitchen Area

12'4" x 7'9"

Fitted with a comprehensive range of shaker style wall and base units with contrasting wood effect worktops with upstands and a useful breakfast bar. There is an integrated dishwasher and a black resin sink with mono mixer taps, space for a double range oven with a splashback and stainless steel extractor fan above. There is also a space for an American fridge freezer. Wood effect flooring with underfloor heating, a uPVC window in the kitchen area over looks the rear garden and above there are two Velux sky lights.

Dining Area

20'5 x 15'1

The dining area has dual aspect uPVC windows to the front and the side, there is a wall mounted electric fire with radiator cover, wood effect flooring with underfloor heating and a large, useful understair storage cupboard. The return staircase leads to the first floor landing and a uPVC window on the return of the staircase provides ample natural light to the first floor landing.

Reception Room

22'00" x 10'11"

The spacious reception room has direct access to the rear garden through double uPVC French style patio doors and a uPVC window to the side elevation and wood effect flooring with underfloor heating.

First Floor Landing

The landing has access to a part boarded loft with power and lighting and a drop down ladder for easy access.

Bedroom 1

10'11 x 11'11

The principle bedroom is light and spacious, there are two built-in wardrobes, a central heating radiator and a uPVC window to the rear aspect offering views across open fields. A door leads to the en-suite.

En-Suite

Fitted with a three piece white suite comprising a tiled shower cubicle with a mains fed shower with rainfall head, a W.C and a wash basin with vanity unit cupboard, extractor fan and heated towel rail.

Bedroom 2

12'10" x 9'10"

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

Bedroom 3

9'10 x 12'01"

With dual aspect uPVC windows to the front and the side elevation a built in wardrobe and a central heating radiator.

Family Bathroom

8'9" x 6'07

Fitted with a modern three piece white suite comprising a panel bath with shower over, a W.C and a wash basin with a vanity cupboard. The walls are part tiled, there is a heated towel rail, laminate flooring and a uPVC frosted window to the rear aspect.

Garage & Parking

Single semi-detached garage with up and over door, a side pedestrian uPVC door, power and lighting. A block paved driveway provides ample off road parking for a number of cars.

Front Garden

The property is sitting on a much sought after plot, nestled into a quiet corner, with open views across fields to the rear. To the front of the property there is a dwarf hedge marking the front boundary with an area of slate chippings and a path leading from the drive to the front door. The driveway provides direct access to the garage and the side timber gate to the rear garden.

Rear Garden

The rear garden is fully enclosed on all sides and is mainly laid to lawn with a patio at the far end of the garden which is an ideal sun trap and a second patio leading off the living room with a timber pagoda. There is direct access to the garage through a uPVC door.

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

119m² / 1,281ft²

Council Tax Band

East Lindsey Council Tax Band C

Brochure Prepared

June 2024

Viewings

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

Opening Hours

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

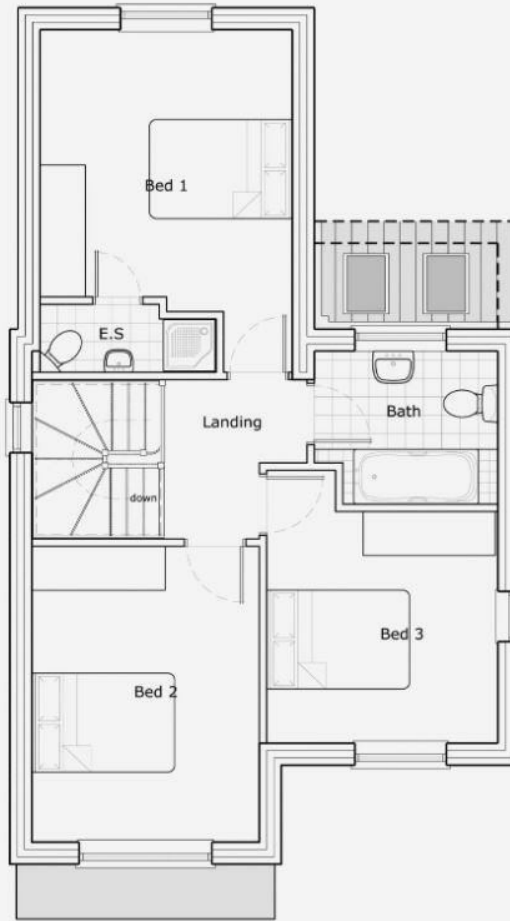
Saturday 9:00am to 1:00pm







Ground Floor Plan



First Floor Plan

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | 83 | |
| (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 | |



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.

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