



21 Gibson Way, Louth, LN11 8FA

Guide Price £235,000

Built in 2018 - Still Under New Build Warranty

Welcome to Gibson Way, where you will find this beautifully decorated three bed semi-detached property, perfect for a growing family.

As you step inside, you'll be greeted by a warm and inviting entrance hall, leading you to the cloakroom and living room. The utility room and spacious kitchen diner is found at the back of the property with patio doors proving direct access to the rear garden.

Upstairs, you will find three inviting bedrooms, with an en-suite to the master bedroom and a modern family bathroom.

The rear garden is fully enclosed, mainly laid to lawn with a patio area as well as a decked area, perfect with alfresco dining in the summer months. To the front of the property you will find a driveway and a detached garage providing off road parking for up to two/three vehicles.

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 village retreat your own!

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 Hallway



Enter the property through a composite door into a welcoming hall with laminate flooring with under floor heating, consumer unit and heating controls. uPVC double glazed window to the side aspect.

Downstairs W.C.



Comprising a W.C and a wash basin with mixer taps and splashback, an extractor fan and laminate flooring with under floor heating. Frosted uPVC double glazed window to the front aspect.

Living Room 16'9" x 13'8" (5.11 x 4.17)



The laminate flooring with underfloor heating continues into the living room, there is also a TV aerial point, telephone point and under stair storage. uPVC double glazed window to the front aspect.

Dining Kitchen 12'4" x 17'5" (3.76 x 5.31)



Fitted with a comprehensive range of cream shaker style wall and base units with integrated fridge freezer, electric oven with induction hob above and extractor hood over with a glass panel splashback. There is a stainless steel sink with drainer and mixer tap and an integrated dishwasher and laminate flooring with under floor heating. A door leads to the utility room. As well as patio doors providing direct access to the rear patio and garden and a uPVC double to the rear aspect.

Utility Room



Fitted with the same units as the kitchen and offers a tall larder cupboard with shelving and a work top with space under for a washing machine and a tumble dryer. The laminate floor from the kitchen continues into the utility room with under floor heating. Part glazed uPVC door leading to the side of the property.

First Floor Landing



Stairs from the hall lead up to the first floor landing with a galleried balustrade and a useful storage cupboard. There is access to the loft space where the combi central heating boiler is located.

Bedroom 1 9'6" x 13'4" (2.90 x 4.08)



With a TV aerial point and a radiator. uPVC double glazed window to the front aspect.

En-Suite



Fitted with a three piece suite comprising a shower cubicle with waterfall showerhead and hand held attachment, wash basin with vanity cupboard under and tiled splashback with lighted mirror over and a W.C. There is also a heated towel rail, extractor fan and the flooring is tiled.

Bedroom 2 8'9" x 12'6" (2.69 x 3.82)



With a radiator. uPVC double glazed window to the rear aspect.

Bedroom 3 9'1" x 8'3" (2.79 x 2.54)



With a radiator. uPVC double glazed window to the rear aspect.

Family Bathroom 6'6" x 7'7" (2.00 x 2.33)



Fitted with a traditional white three piece suite comprising a free standing roll top bath with claw feet and mixer tap telephone shower attachment, a pedestal sink with single taps with a light up mirror above and a W.C. There is also a heated towel rail, extractor fan and the flooring is tiled. Frosted uPVC double glazed window to the front aspect.

Garage 9'10" x 18'6" (3.02 x 5.64)

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

Front Garden



The property is fronted with a small lawn area with a pathway leading to the front door. There is also a driveway leading to the detached garage, providing parking for up to two vehicles.

Rear Garden



To the rear of the property is a fully enclosed generous sized garden mainly laid to lawn with a patio area, which has patio doors leading into the kitchen diner. As well as an additional decked area at the bottom of the garden. There is also an outside tap and a gate leading to the driveway.

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

100m² / 1,077ft²

Council Tax Band

East Lindsey Council Tax Band B

Brochure Prepared

November 2024

Viewings

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

Opening Hours

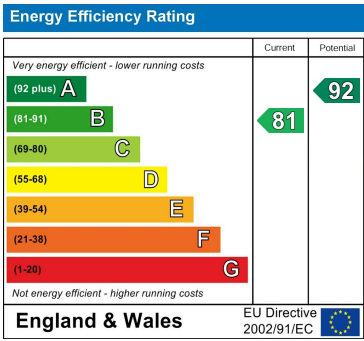
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

Floor Plan

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.