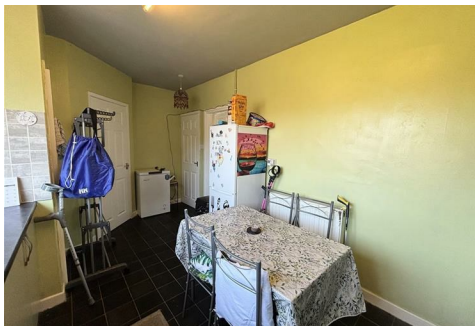




**11 Carlton Park, Manby, LN11 8UQ**

**Asking Price £115,000**

**\*ATTENTION INVESTORS\***

TES Property bring to the market the perfect opportunity to purchase a buy to let property located in the well serviced village of Manby, only 6.3 miles to the market town of Louth. Internally the property comprises a lounge, kitchen diner, two double bedrooms and a bathroom. There is a front and rear garden with communal area to the rear and off road parking. Book your viewing in today!



### **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.

### **Entrance Hall**

Enter the property through a uPVC door into a entrance lobby with stairs to the first floor landing. A door leads into the living room.

### **Living Room 13'4" x 11'8" (4.068m x 3.557m)**



Having a uPVC double glazed window to the front aspect, a central heating radiator and useful storage cupboard. A door leads into the kitchen.

### **Kitchen Diner 9'1" x 16'5" (2.793m x 5.017m)**



The kitchen is fitted with a range of wall and base units with contrasting work tops and tiled splash backs. There is a stainless steel sink with mixer taps, space for an oven with an extractor fan above, a uPVC double glazed window to the rear aspect and a central heating radiator. A storage cupboard houses an 'Ideal' boiler and there is additional storage in an under stair cupboard. A door leads into the rear porch.

### **Rear Lobby 3'2" x 5'8" (0.985m x 1.741m)**

Having a tiled floor, a radiator and uPVC door to the rear garden.

### **First floor Landing**

The first floor landing has a central heating radiator and access to the loft space. Doors lead to all first floor rooms.

### **Bedroom 1 8'10" x 9'1" (2.713m x 2.792m)**



Having a central heating radiator, a uPVC double glazed window to the rear and a built in double wardrobe.

### **Bedroom 2 13'6" x 11'8" (4.121m x 3.568m)**



Having a uPVC double glazed window to the front aspect, a central heating radiator and a built in storage cupboard

### **Bathroom 6'1" x 6'0" (1.870m x 1.841m )**



Fitted with a three piece suite comprising a panelled bath with shower head over and shower screen, a W.C and a wash basin, the walls are part tiled and there is a central heating radiator and a uPVC frosted window to the rear aspect.

### **Front Garden**

To the front of the property is a gravel area providing off road parking with a small lawn area.

### **Rear Garden**



To the rear of the property is a fully enclosed garden with a small lawn area and a timber shed. A concrete pathway leads to a gate which provides access onto a communal lawn area.

### **Services**

Mains water, gas, electric and drainage are understood to be connected. As agents we do not test or inspect any of the services or service installations and advise buyers to rely on their own survey.

### **Tenure**

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

### **Council Tax Band**

East Lindsey District Council Tax Band A.

### **Brochure Prepared**

May 2025.

### **Viewings**

All viewings are by strict prior appointment through TES Property office in Louth Tel 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

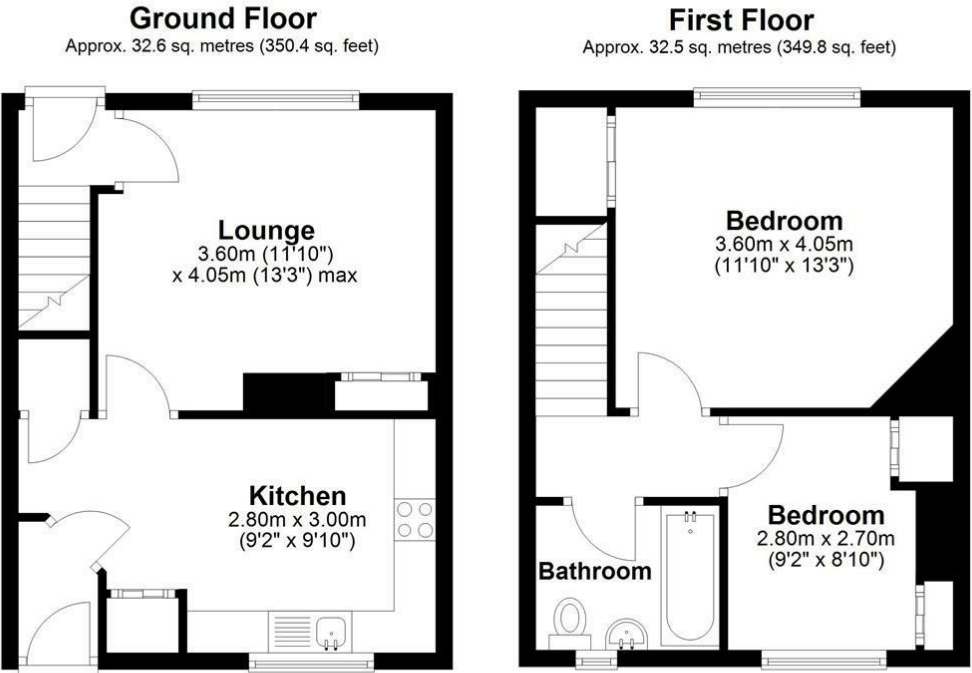
### **Opening Hours**

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

Saturday 9:00am to 1:00pm



Floor Plan

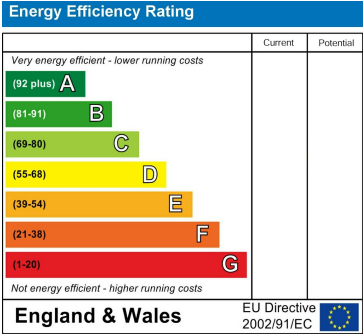


Total area: approx. 65.1 sq. metres (700.3 sq. feet)  
Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only  
Plan produced using PlanUp.

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.