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Gibson Way, Manby



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When it comes to
property it must be


lovell



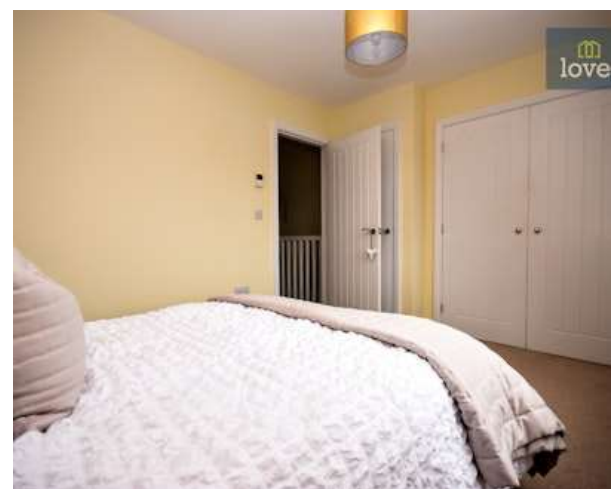
£195,000



Located on the popular residential development of Manby Fields is this immaculate two bedroom end terrace benefitting from two allocated parking spaces. Comprising of lounge, kitchen diner, ground floor cloakroom, two bedrooms and a bathroom with enclosed gardens to the rear.

Key Features

- 2 Double Bedrooms
- Lounge
- Stunning Kitchen Diner
- Cloakroom WC
- Bathroom
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- Popular Residential Garden
- EPC rating C
- Tenure: Freehold





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Location

Manby is popular village just 5 miles from Louth and is popular with young families due to the excellent and sought after Grimoldby Primary school. The village offers many amenities including doctors surgery, grocery store and good local bus service to name a few. The nearby Market Town of Louth has a wide spectrum of retailers, both local and national companies which feature coffee shops, department store, bistro, furniture and hairdressers to name a few. Excellent road links via the A16 and regular local bus service.

Directions

Leave Louth via the Legbourne Road and at the roundabout take the first exit towards Manby and Grimoldby. The new development is located on the right hand side before the Manby/Grimoldby junction. Upon entering the new development, follow the road then bear right. The property can be located on the left hand side.

Lounge

15'2" x 12'2" (4.6m x 3.7m)

UPVC double glazed window and composite entrance door to the front elevation. Spindle and balustrade staircase rising to the first floor accommodation with hand storage space below. TV aerial and telephone points. Wall mounted electric consumer unit. Under floor heating. Door leading to the kitchen diner.

Kitchen Diner

15'1" x 11'6" (4.6m x 3.5m)

UPVC double glazed window and uPVC French style patio doors to the rear elevation. Fitted with a range of cream shaker style wall and base units with complementary worksurfaces over incorporating a black sink unit with mixer tap and drainer. Built in double oven to face height with a 4 ring electric hob with stainless steel chimney style extractor over. Integrated fridge, freezer and dishwasher. Plumbing for washing machine. Freestanding island unit with storage. TV aerial point. Under floor heating. Door leading to the cloakroom WC.

Cloakroom WC

2'1" x 6'4" (0.6m x 1.9m)

Fitted with a white two piece suite comprising of a dual flush close coupled WC and a corner pedestal wash hand basin with stainless steel mixer tap. Tiling to splash areas.

Landing

Handy storage cupboard. Access provided to the loft via the pull down loft hatch. Doors leading to both bedrooms and the bathroom.

Bedroom One

8'1" x 15'5" (2.5m x 4.7m)

UPVC double glazed window to the front elevation. Fitted double wardrobe with railing and shelving. Additional cupboard over the stairs for more storage. TV aerial point. Radiator.

Bedroom Two

15'1" x 7'1" (4.6m x 2.2m)

UPVC double glazed windows to the rear elevation. TV aerial point. Radiator.

Bathroom

6'9" x 9'0" (2.1m x 2.7m)

UPVC double glazed window to the side elevation. Fitted with a modern three-piece suite comprising of a three piece suite comprising of a panelled bath with stainless steel mixer tap and mains shower over, vanity wash hand basin with stainless steel mixer tap and storage below. Dual flush enclosed cistern WC. Attractive tiling to splash areas. Extractor. Chrome heated towel rail.

Outside

To the front of the property is a paved footpath with a slate chipping boarder. Two allocated parking spaces.

The rear garden can be accessed via the timber pedestrian gate to the side elevation. The garden is predominately laid to lawn with a paved patio area perfect for al fresco dining. Gravelled boarder. High level timber garden fencing to the perimeters. Timber garden shed. Outside lighting and patio heater.

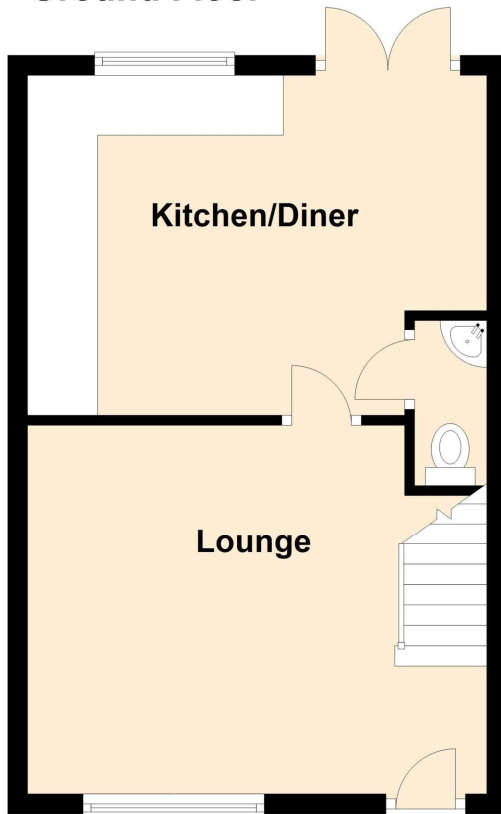
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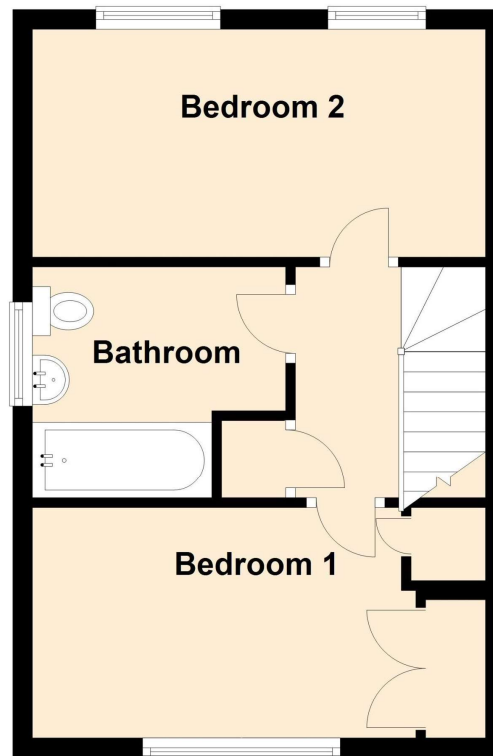
Mobile and Broadband Checker

It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

Ground Floor



First Floor



When it comes to **property**
it must be


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