CHOICE PROPERTIES
Estate Agents

13 Gibson Way, Louth, LN11 8FA

Price £169,950

Choice Properties are delighted to bring to market this superb two bedroom end of terrace house situated on Gibson Way located in the sought after village of Manby. The property is impeccably presented with well proportioned internal rooms and large windows creating a bright interior which features a contemporary kitchen, two double bedrooms, a family bathroom, a living room, and a downstairs wc. To the exterior, the property boasts a fully enclosed garden and allocated parking space for two vehicles. Available With No Onward Chain, Early Viewing Is Highly Advised.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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With the additional benefit of gas fired central heating, underfloor heating throughout the ground floor, and uPVC double glazing throughout, the immaculate internal living accommodation comprises:-

Living Room
15'1 x 12'2
With composite entrance door. Staircase leading to first floor landing. Consumer unit. uPVC window to front aspect. Power points. Telephone point. Tv aerial points. Oak internal door to kitchen.

Kitchen
14'11 x 11'4
Modern kitchen fitted with a range of wall, base, and drawer units with work surfaces over. Single bowl sink with chrome mixer tap and drainer. Four ring induction hob with stainless steel splashback and extractor hood over. Integral dishwasher. Integral fridge freezer. Integral twin eye level oven. Plumbing for washing machine. Space for dining table. Gas combi boiler in box unit. Spot lighting. Power points. uPVC window to rear aspect. uPVC French doors leading to rear garden. Oak internal door to wc.

Downstairs WC
2'10 x 6'2
Fitted with a push flush wc and a corner pedestal wash hand basin with chrome mixer tap and tiled splashback. Extractor.

Landing
3'1 x 6'8
Internal doors to all first floor rooms. Access to loft via loft hatch. Airing cupboard with fitted shelving.

Bedroom 1
12'8 x 8'10
Double bedroom with uPVC window to front aspect. Two built in storage cupboards with one being used as a fitted wardrobe space. Radiator. Power points.

Bedroom 2
15'0 x 7'10
Double bedroom with two uPVC windows to rear aspect. Radiator. Power points.

Bathroom
6'4 x 6'9
Fitted with a modern three piece suite comprised of a panelled bath with chrome mixer tap and fully tiled shower over, a wash hand basin set over vanity unit with chrome mixer tap, and a back to wall wc. Chrome heated towel rail. Frosted window to side aspect. Spot lighting. Extractor. Part tiled walls.

Gardens
The property benefits from a fully enclosed garden to the rear with fencing to the perimeter. The garden is predominantly laid to lawn but features a patio space immediately behind the property ideal for outdoor seating or entertaining guests. Two paved footpaths lead from this patio to the far end of the garden where a gravelled section is found which is home to an outdoor storage shed. The rear garden can be directly accessed from the front of the property via a side access gate. The rear garden also boasts outdoor lighting and water.

Parking
The property benefits from two assigned parking spaces found in front of the property.

Tenure
Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

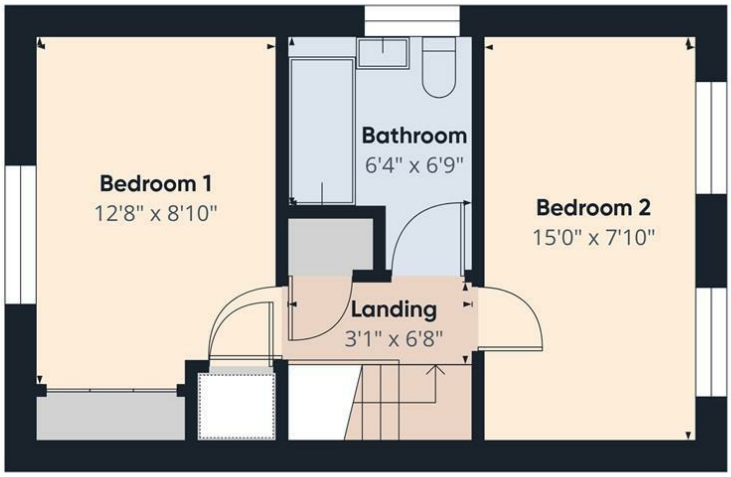
Making An Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

and relax...

Floor 0



Floor 1

Approximate total area(1)

680 ft²

Reduced headroom

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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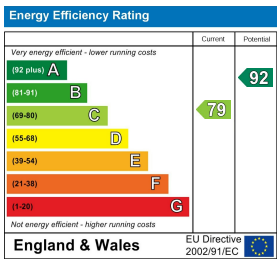
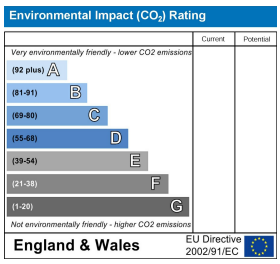
Directions

Head out of Louth via Legbourne Road and then turn left at the round-a-bout. Continue on the B1200 (Manby Road) then take a right onto Manby Fields and continue onto Gibson Way. Follow the road toward the end and then round to the right. The property can then be found on the left hand side.