CHOICE PROPERTIES

Estate Agents

The Spinney Park Lane, Louth, LN11 8US

Price £575,000



Choice Properties are delighted to bring to market this stunning four bedroom (two ensuite) detached residence situated on Park Lane located in the charming village of Manby. With generously proportioned rooms and large windows providing natural light, the modern interior is abundantly light and airy and features an open plan kitchen/living/dining area, a spacious living room, a study, a utility room, a downstairs wc, a family bathroom, four bedrooms and two ensuites. To the exterior, the property benefits from a beautifully maintained wrap around garden, a fully insulated garden cabin, a detached double garage and an extensive driveway. Early Viewing Is Highly Advised.

With the additional benefit of segregated underfloor heating throughout the ground floor, hard wiring Wi-Fi throughout the residence, and a guaranteed 10 year warranty on all the doors and windows, the generously sized and immaculately presented internal living accommodation comprises:-

Hallway
20'7 x 7'3
With large composite entrance door with frosted uPVC windows either side leading from the outdoor entrance porch. Tiled flooring which continues throughout the ground floor. Staircase leading to first floor landing. Understairs storage cupboard housing control console for heating. Internal doors to all ground floor rooms. Inset spot lighting. Wall lighting. Thermostat. Power points.

Open Plan Kitchen/Living/Dining Area
23'2 x 15'2
Large open plan living space fitted with wall, base, and drawer units with quartz work surfaces over. Inset stainless steel ‘franke’ sink with mixer tap and drainer integrated in work surface. Four ring 'NEFF' induction hob with feature slanted extractor over. Island units comprised of base units to either side with quartz work surface over with over hang providing a breakfast bar area. The island also incorporates secret storage units with clicker doors. Twin integral 'NEFF' self cleaning oven with vanishing doors. Integral 'Bloomberg' dishwasher. Integral fridge freezer. Pull out larder. Corner base unit carousel. Inset spot lighting. A trio of feature hang down lights over island. Tiled flooring. Power points with USB adaptability. Space for dining room table. Tv aerial point. uPVC windows to three aspects. uPVC bifold doors leading to patio area. Thermostat. Remote controlled blinds. Telephone point.

Living Room
20'6 x 12'11
Large living room with inset fireplace with slate hearth and solid oak mantle. Feature hang down circular ceiling lights. Wall lighting. Power points with USB adaptability. Tv aerial point. uPVC French doors leading to patio. uPVC window to front aspect.

Study
10'4 x 12'9
Large study with uPVC windows to front aspect. Inset spot lighting. Consumer unit. Tiled flooring. Power points.

Utility Room
5'11 x 12'10
Fitted with wall and base units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Space for dryer. Brand new 'Worcester' gas combi boiler with 10 year guarantee set in box unit. Inset spot lighting. Tiled flooring. External uPVC door leading to driveway. Power points.

WC
3'4 x 12'1
Fitted with a stone wash hand basin set over vanity unit with chrome mixer tap and a tiled splash back and a back to wall wc. Tiled flooring. Tiled wall. Frosted uPVC window to side aspect.

Landing
20'6 x 7'3
Large gallery landing with internal doors to all bedrooms and bathroom. Thermostat. Power points. Radiator. Inset spot lighting. uPVC window to front aspect.

Bedroom 1
14'0 x 15'1
Large double bedroom fitted with dual aspect triple glazed uPVC windows. Inset spot lighting. Pendant lighting. Wall lights. Three radiators. Power points. Tv aerial Point Opening to:-

Dressing Area
8'8 x 5'7
With two fitted open wardrobes. Inset spot lighting. Power points. Door to:-

Ensuite Shower Room
8'8 x 5'2
Fitted with a three piece suite comprising of a large fully tiled shower cubicle with sliding glass door with traditional and rainfall shower attachment, wash hand basin set over vanity unit with chrome mixer tap and tiled splashback, and a back to wall wc. Chrome heated towel rail. Wood effect tiled flooring. Frosted uPVC window to side aspect. Inset spot lighting. Extractor.

Bedroom 2
9'7 x 12'10
Double bedroom with uPVC window to front aspect. Radiator. Power points. Tv aerial point. Door to:-

Ensuite Shower Room
3'3 x 12'10
Fitted with a three piece suite comprising of a fully tiled shower cubicle with sliding glass door with traditional and rainfall shower attachment, wash hand basin set over vanity unit with chrome waterfall mixer tap and tiled splashback and a back to wall wc. Chrome heated towel rail. Tiled flooring. Frosted uPVC window to side aspect. Inset spot lighting. Extractor.

Bedroom 3
10'1 x 12'10
Double bedroom with uPVC window to front aspect. Radiator. Power points. Access to loft via loft hatch.

Bedroom 4
10'0 x 12'9
Double bedroom with uPVC window to rear aspect. Radiator. Power points. Tv aerial point.

Bathroom
6'10 x 12'10
Fitted with a four piece suite comprising of a large panelled double ended bath with pull out shower attachment and waterfall mixer tap, a fully tiled shower cubicle with sliding glass door with traditional and rainfall shower attachment, wash hand basin set over vanity unit with chrome water fall mixer tap and tiled splashback and a back to wall wc. Chrome heated towel rail. Tiled flooring. Frosted uPVC window to side aspect. Inset spot lighting. Extractor. Storage cupboard housing the hot water tank.

Garage
19'8 x 18'2
Brick built detached double garage fitted with power and lighting and electric roller door. Pedestrian access door to side. Vaulted ceilings.

Garden Cabin
12'9 x 7'9
Fully insulated and fitted with power and lighting with its own separate consumer unit. Inset spot lighting with dimmer switch. uPVC windows to three aspect showing full views of the garden. uPVC sliding doors.

Garden
The property benefits from a generously sized fully enclosed garden space that is comprised of various areas. The first area is a patio area that is found to the rear of the property which can be accessed directly via the living room and kitchen and provides an ideal place for outdoor seating. The second area is a woodland area that is laid with tree bark and is home to a variety of mature plants and trees and benefits from a stepping stone footpath that leads to a tree log seating area. The third area is the laid to lawn area that incorporates the garden cabin and is home to a plethora of mature plants and shrubbery which add a kaleidoscope of life and colour to the garden. The fourth and final area is a set our raised vegetable and fruit patch which leads to a further paved slab area with garden shed. The garden also features an outdoor film screen and projector.

Driveway
Adjacent to the property is a large sweeping block paved driveway that leads up to the garage and provides off the road parking for multiple vehicles and is lined by lawns and a rose garden.

Tenure
Freehold.

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

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

Viewing Arrangements
By appointment through Choice Properties on .

Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

















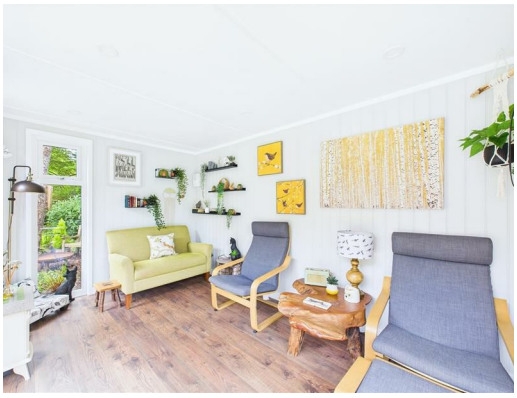
















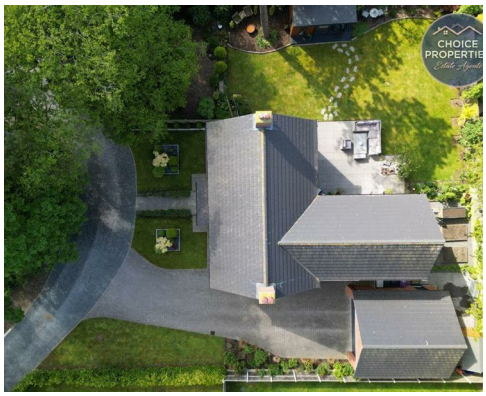








CHOICE
PROPERTIES


CHOICE
PROPERTIES


CHOICE
PROPERTIES


CHOICE
PROPERTIES


CHOICE
PROPERTIES











Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area(1)

2486 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Directions

Head out of Louth via Legbourne road and then turn left at the round-a-bout. Continue on the B1200 (Manby Road). At the crossroads turn right onto Carlton Road. Continue on Carlton road and then turn right opposite the church, onto Park Lane and the property can be found a short way down on your right hand side.

