CHOICE PROPERTIES
Estate Agents

74 Carlton Park, Louth, LN11 8UG

Price £210,000

It is a pleasure for Choice Properties to offer for sale this most charming three bedroom semi detached house situated on Carlton Park located in the sought after village of Manby. This thoughtfully proportioned property offers spacious rooms throughout, including a living room, dining room, kitchen, family bathroom, 3 bedrooms and a W.C. To the exterior, the property boasts beautifully maintained front and rear gardens, workshop, large driveway for multiple vehicles and far reaching countryside views. Early viewing is certainly advised!

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
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The Property Ombudsman
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With the added benefit of large uPVC double glazed windows throughout which flood the property with natural light, the generously proportioned internal living accommodation comprises:-

Entrance Hall
5'5"x12'2"
Entrance door. Internal doors to all ground floor rooms. Staircase leading to first floor landing. Under stairs storage cupboard. uPVC window to rear aspect. Thermostat. Radiator. Power points.

Living Room
12'9"x12'1"
Fitted with a feature fireplace with wood burning stove and mantle. Large uPVC window to front aspect. Large uPVC doors to the rear. Radiator. Power points. TV aerial point.

Dining Room
11'1"x11'9"
Space for sizable dining room table. Built in storage cupboard. Radiator. Power points. Smoke alarm. Large uPVC window to front aspect. Opening hatch to the kitchen.

Kitchen
12'2"x9'9"
Fitted with wall, base, and drawer units with work surfaces over. Four ring induction hob and oven with extractor hood over. 1.5 bowl sink with mixer tap and drainer. Rear facing uPVC windows. Part tiled walls. Integrated dishwasher, washing machine points. Inset spot lighting. Radiator. Power points. External uPVC door leading to garden.

Landing
5'5"x6'8"
Access to loft via loft hatch. uPVC window to front aspect.

Bedroom 1
11'9"x12'4"
Double bedroom with large fitted cuboards. With dual front and rear aspect uPVC windows. Power points. Radiator. Tv aerial point.

Bedroom 2
12'3"x9'5"
With uPVC window to front aspect. Original feature fireplace. Radiator. Power points. Tv aerial point.

Bedroom 3
7'1"x12'2"
With uPVC window to side aspect. Original feature fireplace. Fitted storage cupboard. Radiator. Power points.

Bathroom
4'11"x6'2"
Fitted with a two piece suite comprised of a large panelled bath, shower attachment over, corner wash hand basin set over vanity unit. Heated towel rail. Fully tiled wall with tiled featuring. Frosted uPVC window.

W.C
2'6"x5'3"
Push flush W.C. Frosted glass uPVC window. Radiator.

Garden
Superbly maintained rear garden, laid to lawn with extensive countryside views overlooking nearby fields. The rear garden also benefits from paved patio areas perfect for outdoor seating and entertaining guests. Fully enclosed with fencing to the perimeter. The rear garden can also be accessed directly from the front of the property via a timber access gate that leads down an alleyway to the front of property. The property also features a well proportioned laid to lawn front garden found aside the driveway.

Workshops
The rear garden also features a large outdoor buildings ideal as a potential workshops. One of the buildings has insulated walls with multiple sockets. All workshops have electricity connected to them.

Driveway
The property benefits from a large paved driveway providing off the road parking for numerous vehicles.

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 B.

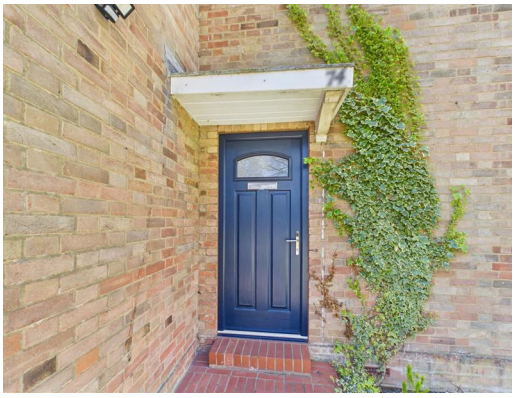
Tenure
Freehold.

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

Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

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.



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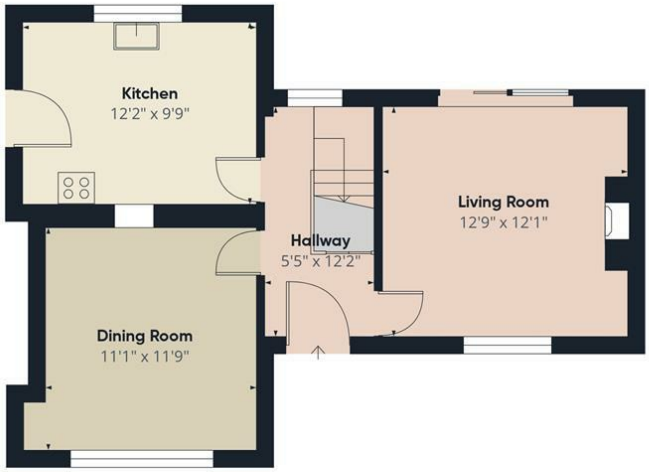

Floor 0

Floor 1

Approximate total area(1)

930 ft²

(1) Excluding balconies and terraces

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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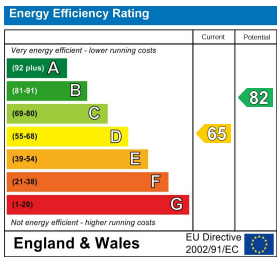
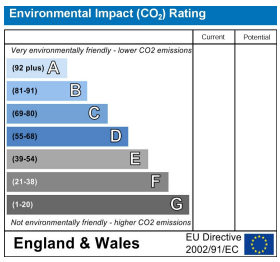
Directions

Head out of Louth via Legbourne road and then turn left at the round-a-bout. Continue on the B1200 (Manby Road). At the crossroads turn right onto Carlton Road. Continue on Carlton Road and you will find the property on your right hand side.