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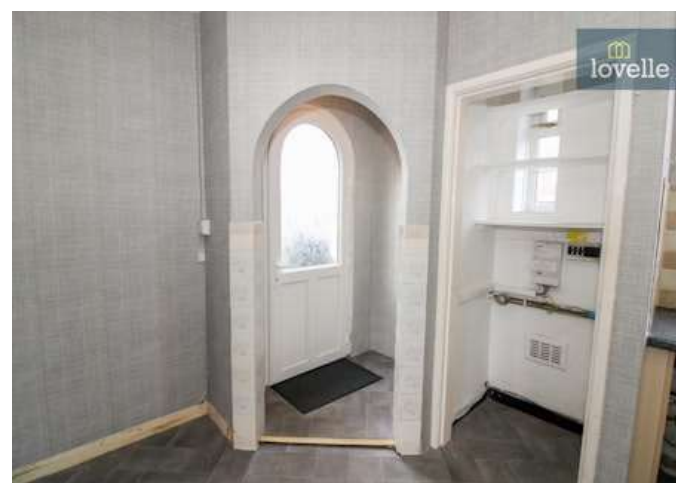


Carlton Park, Manby



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property it must be


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£129,950



A practical two-bedroom end-terrace house in a popular Manby residential area near Louth, offering a reception room with garden views and feature fire, kitchen/diner with larder, wet-room style bathroom, two double bedrooms with built-in wardrobes, off-street parking and a garden, ideal for first-time buyers or investors.

- Key Features**
- End Of Terrace Home
 - Lounge With Garden Views
 - Breakfast Kitchen
 - Two Double Bedrooms
 - Practical Wet Room
 - Driveway & Front Garden

- Rear Garden
- No Onward Chain
- EPC rating TBC
- Tenure: Freehold



This two-bedroom end of terrace house is offered for sale in a popular residential area of Manby, near Louth, and will appeal to first time buyers and investors seeking a practical home with parking and a garden.

The property provides a single reception room, a well-planned breakfast kitchen, two double bedrooms with built-in wardrobes, and a wet room-style bathroom with non-slip flooring. Externally, it benefits from off-street parking and a garden, offering useful outdoor and storage possibilities.

The reception room enjoys a view over the garden and features an exposed brick fire surround, giving the main living area a focal point. The layout provides a comfortable space for both seating and media, with direct outlook across the garden.

The breakfast kitchen is arranged with a range of wall and base units, providing storage and worktop space for everyday cooking and meal preparation. A dedicated cooker point is in place, as well as plumbing for a washing machine, making the room functionally equipped for modern living. There is a larder for additional storage and spacious understairs storage allowing flexibility in how the room is used, whether for informal meals, dining or entertaining.

Upstairs, there are two double bedrooms, each fitted with built-in wardrobes. This integrated storage helps to maximise floor space and supports an uncluttered layout, while the double proportions offer room for additional bedroom furniture if required.

The bathroom is configured as a wet room and includes non-slip flooring. This arrangement provides level access showering and is designed with ease of maintenance and practicality in mind.

Outside, the property benefits from its own parking, a key advantage in this residential setting. The garden provides an outdoor area that can be used for seating, planting or general recreation, and complements the internal accommodation by adding valuable external space.

The house falls within Council Tax Band A, which may be of interest to budget-conscious buyers. Its layout, with two double bedrooms and practical living spaces, will particularly suit first time buyers looking to step onto the property ladder, or investors seeking a property in a residential area with strong appeal to the local market.

Within the local area there are schools, village amenities and open green spaces serving Manby and its neighbouring communities, as well as further educational, recreational and cultural facilities in Louth. The village of Manby lies a short distance from the historic market town of Louth, which offers a range of supermarkets, independent shops, cafes and eateries, as well as regular markets and local services. Residents can access further amenities, leisure centres and healthcare facilities in Louth, making this location convenient for everyday needs. The surrounding Lincolnshire countryside provides opportunities for walking and outdoor pursuits, with the Lincolnshire Wolds Area of Outstanding Natural Beauty within driving distance, and the coast, including towns such as Mablethorpe and Cleethorpes, also accessible by road.

This combination of village-style living, access to a market town and links to wider transport networks makes the property a practical option for those seeking a two-bedroom end of terrace house for sale with parking and a garden in a popular residential setting.

Room Measurements

Ground Floor

Entrance Porch: 4'10" x 3'05"
Breakfast Kitchen: 16'04" x 9'01"
Lounge: 13'02" x 11'07"
Rear Entrance Porch: 3'09" x 4'09"

First Floor

Bedroom One: 11'08" x 13'05"
Bedroom Two: 9'10" x 8'10"
Wet Room: 6'01" x 5'10"

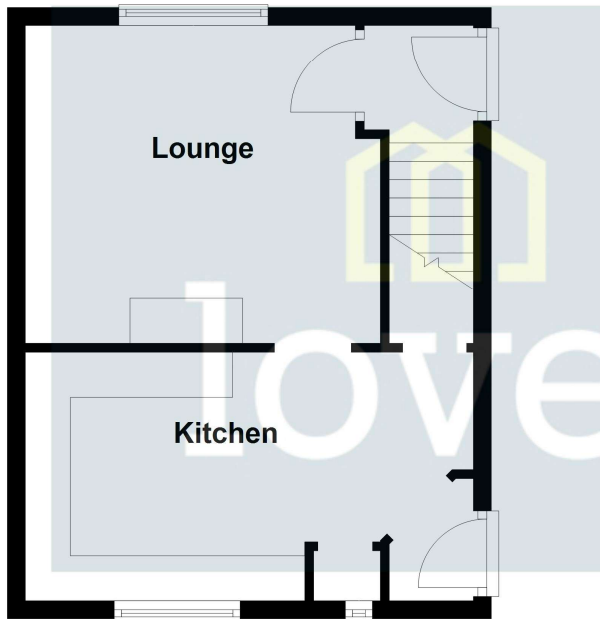
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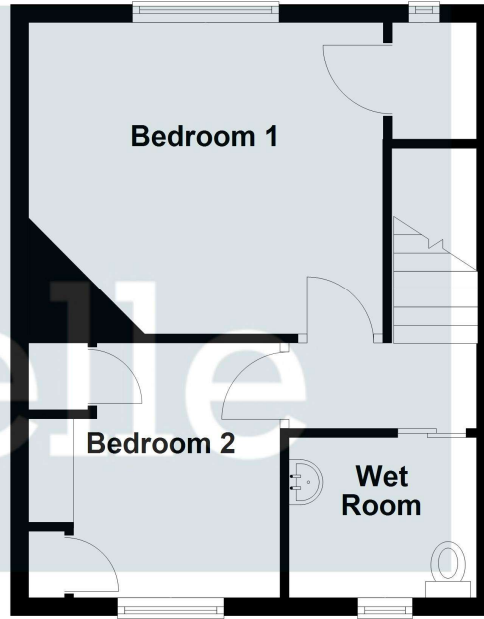
Mobile and Broadband Checker

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

Ground Floor



First Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

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