



# CHOICE PROPERTIES

## *Estate Agents*

Woodlands Carlton Road,  
Louth, LN11 8HH

Asking Price £349,950



Choice Properties are delighted to present this stunning, fully refurbished three-bedroom detached home to the market. Offering a real "wow factor" from the moment you arrive, the property has been finished to a high standard throughout. The spacious and modern accommodation comprises an entrance hall, a contemporary semi open-plan kitchen, lounge and dining area, utility room, and cloakroom. To the first floor, the landing provides access to the main bedroom and two further generously sized bedrooms, and a stylish family bathroom. Externally, the property benefits from a large driveway, garage, and a good-sized rear garden, providing excellent outdoor space. Ideally located in the village of Manby, the home offers convenient access to local shops, public transport links, schools, and the nearby market town of Louth. The property is offered to the market chain free, and early internal viewing is highly recommended.

Fully refurbished including new kitchen, new windows, new bathroom and new boiler with accommodation comprising :

### **Entrance Hall**

Double glazed door to front, double glazed window to front, stairs to first floor landing, understairs storage cupboard, radiator.

### **Cloakroom**

Obscure double glazed window to side, white suite comprising low level w.c with fitted wash hand basin with mixer tap, heated towel rail, extractor fan.

### **Kitchen Area**

10'3 x 9'8

Double glazed window to rear, range of eye level and wall units, inset sink with mixer tap and drainer, built in oven, hob and extractor fan, built in dishwasher, built in fridge, worktop space, built in breakfast bar, open plan to lounge / diner.

### **Utility Room**

Double glazed window to rear, obscure double glazed door to rear opening to garden, worktop space, space for appliances, access to garage.

### **Lounge / Dining Area**

19'6 x 12'3

Double glazed window to front and side, double glazed French doors to rear opening to garden, two radiators, feature wall.

### **Landing**

Loft hatch, access to:

### **Bedroom One**

12'4 x 9'9

Double glazed window to rear, radiator.

### **Bedroom Two**

9'8 x 9'8

Double glazed window to rear, radiator.

### **Bedroom Three**

10' x 9'6

Double glazed window to front, radiator.

### **Bathroom**

Obscure double glazed window to front, white suite comprising low level w.c, vanity wash hand basin with mixer tap, built in storage cupboard, free standing bath with centre mixer tap, tiled shower cubicle, part tiled walls, heated towel rail.

### **Garden**

Mainly laid to lawn, patio area, side access, trees and shrubs, fenced surround.

### **Garage**

Electric roller door, obscure double glazed window to side, internal access, wall mounted boiler.

### **Driveway**

Leading to garage, providing off road parking space.

### **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](http://www.e-lindsey.gov.uk)

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

### **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.

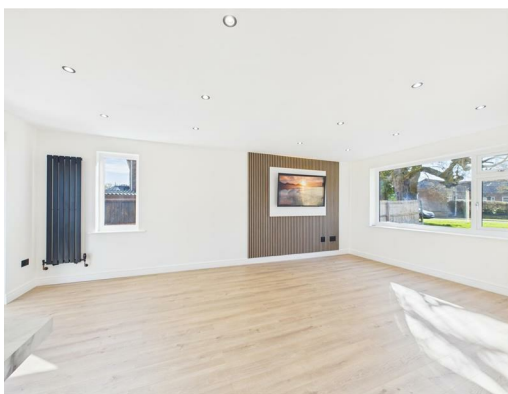
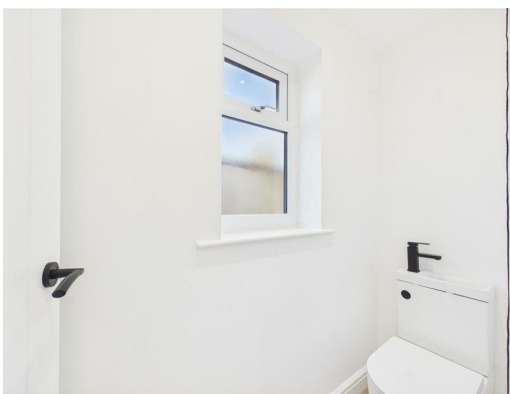
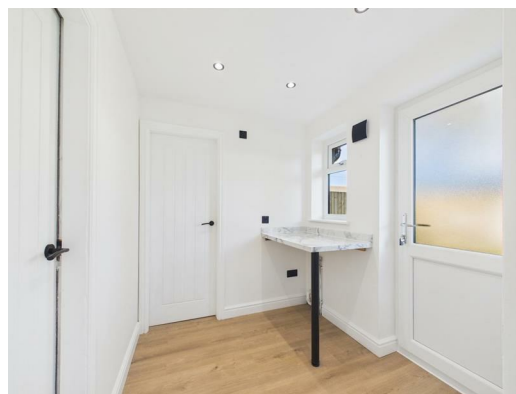
### **Opening Hours**

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

### **Viewing Arrangements**

Contact Choice Properties on 01507 462277

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.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1072 ft<sup>2</sup>  
Reduced headroom  
2 ft<sup>2</sup>

(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

From Mumby, at the cross roads turn into Carlton Road where the property can be found on the left hand side.

