TES PROPERTY

31 Gibson Way, Manby, LN11 8FA

Offers Over £180,000

NO ONWARD CHAIN

TES Property bring to the market this attractive mid terrace property located in the popular village of Manby, close to shops and amenities and has easy access to the market town of Louth. Internally this delightful property consists of a lounge, bright and airy kitchen diner with ground floor w.c off, three bedrooms and a modern bathroom. Externally benefitting from an enclosed rear garden and off road allocated parking.

Viewing is highly recommended.

Location - Manby

The popular village of Manby is adjoined with the village of Grimoldby. It is approximately 5 miles from Louth, 20 miles from Grimsby and 30 miles from Lincoln.

It is well serviced with a wealth of amenities including a grocery store, a supermarket, an Italian restaurant, a post office and a cricket club. As well as doctors' surgery, a nursery, a primary school and it's within the catchment of King Edward Grammar School.

The village also offers rural walks with a network of popular footpaths and beaches are only a short drive away.

Lounge 12'4" x 15'0" (max) (3.762m x 4.574m (max))

Enter the property via a uPVC front door into the lounge where there is laminate flooring with underfloor heating, staircase leading to the first floor, uPVC double glazed window to the front, consumer unit, T.V aerial point and an opening into;

Kitchen Diner 11'6" x 14'11" (max) (3.512m x 4.565m (max))

The kitchen is fitted with a range of shaker style wall, base and drawer units in pale grey with a complimentary worktop over incorporating a 1.5 bowl sink unit with drainer and mixer tap, an integrated oven and hob with extractor over, integrated dishwasher and fridge freezer and plumbing in place for a washing machine. The laminate flooring continues through from the lounge with underfloor heating, there is ample space for a dining table, uPVC double glazed window to the rear with French doors leading out to the garden, T.V aerial point, spotlights to the ceiling and door into w.c.

Downstairs Cloakroom 3'3" x 6'4" (1.002m x 1.944m)

Fitted with a w.c and wash hand basin with tiled splashback, extractor and continuation of laminate flooring with underfloor heating.

Landing

With laminate flooring, loft access hatch and doors into all first floor rooms.

Bedroom 1 12'3" x 11'8" (3.749m x 3.564m)

Spacious double bedroom with uPVC double glazed window to the rear, laminate flooring and a radiator.

Bedroom 2 12'3" x 6'6" (3.756m x 1.985m)

uPVC double glazed window to the front, laminate flooring and a radiator.

Bedroom 3 8'0" (max) x 8'9" (max) (2.449m (max) x 2.689m (max))

uPVC double glazed window to the front, built in storage cupboard, laminate flooring and a radiator.

Bathroom 7'0" x 7'9" (2.140m x 2.380m)

Modern bathroom fitted with a three piece suite consisting of a panelled bath with shower over, w.c and wash hand basin in vanity unit with storage cupboard below. There is a uPVC double glazed privacy glass window to the rear, heated towel rail, built in storage cupboard fitted with shelving, spotlights to the ceiling, extractor and tiled splashbacks.

Outside

The property is fronted with two allocated parking spaces.

The rear garden is fully enclosed with fencing to the boundary and gateway to the side leading down the side passageway. The garden is low maintenance with artificial grass, patio area, pathway and timber shed.

Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Brochure Prepared

March 2026

Council Tax Band

East Lindsey District Council Tax Band B.

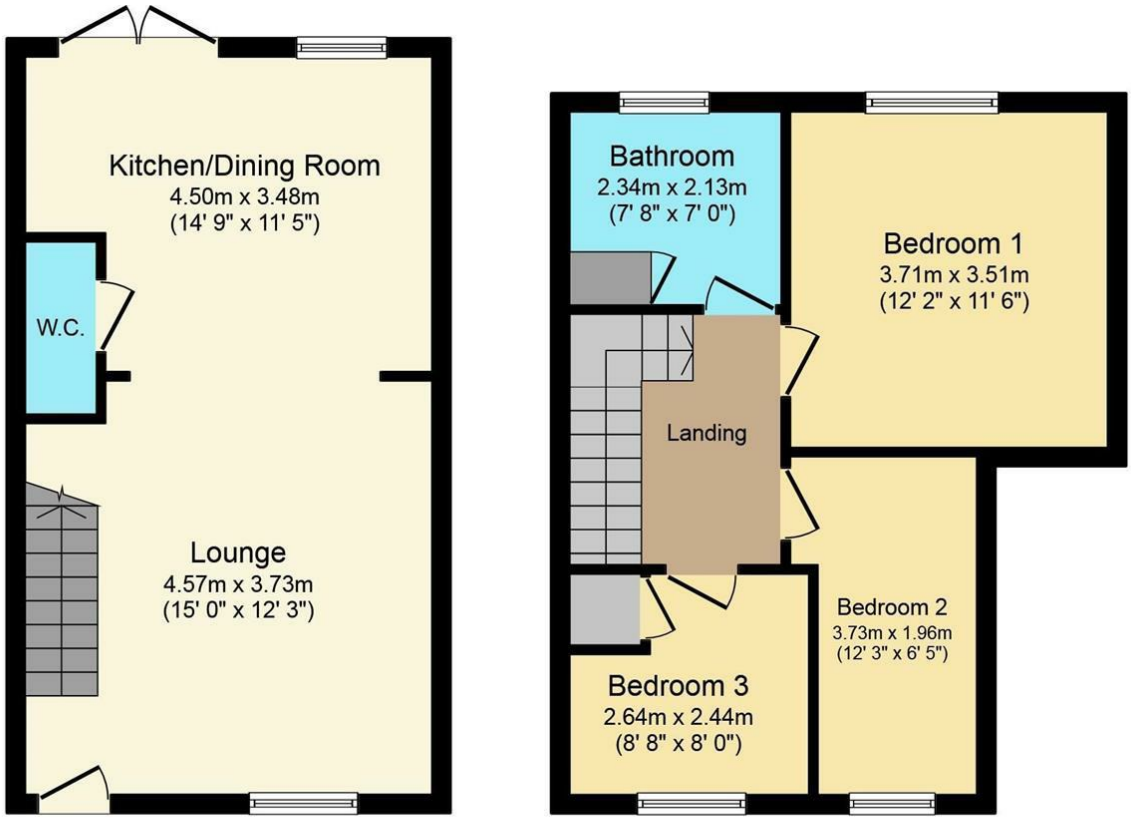
Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

Floor Plan



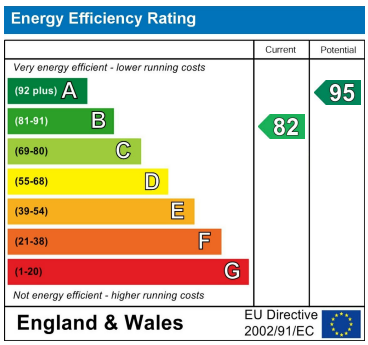
Ground Floor **First Floor**

Total floor area 75.9 sq. m. (817 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX

Area Map

Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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