

17b Pleasance Way Manby Louth LN11 8HJ

£190,000

Council Tax Band B

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EST. 1859

This spacious end terrace house offers well proportioned accommodation and is ideally suited to first time buyers, families or investors alike and is offered with no onward chain. The interior features a bright and comfortable living space, complimented by a modern fitted kitchen with ample storage and workspace. The layout is both practical and inviting making it easy to adapt to a variety of lifestyle. Outside, the property benefits from a good sized rear garden, perfect for relaxing, entertaining, or family use. The property also has ample off street parking, providing convenience for multiple vehicles. Epc rating C.

## Rooms

### Entrance Hall

With composite double glazed front door, radiator, digital central heating control panel, telephone point.

### Cloak Room

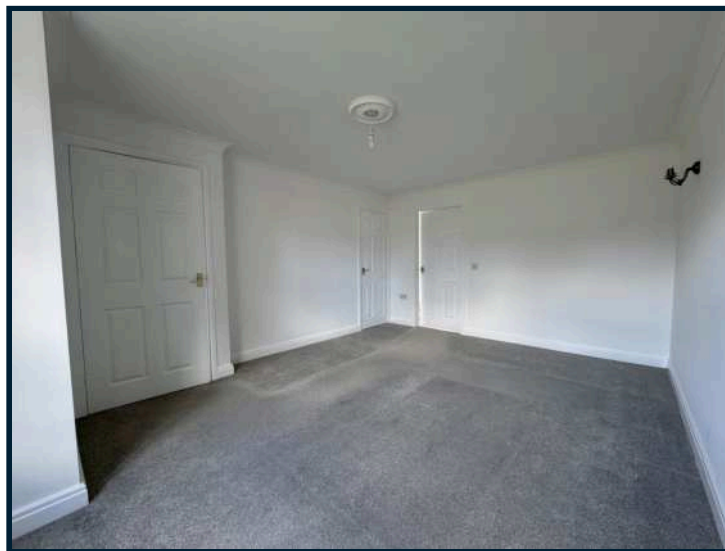
With close couple toilet, hand basin, radiator, uPVC double glazed window and electric consumer unit.

### Lounge

With uPVC double glazed window, radiator, coved ceiling and under stairs storage cupboard.

Maximum width measurement.

16'4" x 12' (5m x 3.67m)



### Breakfast Kitchen

With recently fitted kitchen units having wall and base cupboards and drawers, wood effect worktops, integrated electric hob and oven with extractor hood over, space for dishwasher and washing machine, PVC sink having mini sink and drainer board, integrated fridge freezer, tiled splash backs, Baxi gas fired combination central heating boiler, uPVC double glazed window, radiator and uPVC double glazed patio door doors opening to rear garden. 15'1" x 9'7" (4.61m x 2.98m)

### Stairs To First Floor Landing

With access to roof space having pull down ladder and light built-in storage cupboard.

### Bedroom 1

With two uPVC double glazed windows, radiator, built-in wardrobe and shelving. Maximum width measurement. 15'1" x 8'9" (4.63m x 2.73m)

### Bedroom 2

With radiator, coved ceiling and uPVC double glazed window. Minimum width measurement. 11'4" x 7'7" (3.5m x 2.35m)

### Bedroom 3

With uPVC double glazed window, coved ceiling, radiator. 7'8" x 7'1" (2.38m x 2.19m)

### Bathroom

With panel bath having 'T' bar mains fed shower and shower screen over, wash basin, close coupled toilet, radiator, tiled walls, uPVC double glazed window and extractor fan. Maximum depth measurement. 8'11" x 5'5" (2.72m x 1.64m).



## Outside

The spacious garden to the rear includes paved patio and paths, artificial grass and gravel borders, all enclosed with timber fencing. A pedestrian access gate provides access down the side of the property.

At the front of the property, there is a small lawn and paved footpath. Beyond the front garden a tarmac parking area provides ample off street parking for two or three vehicles.

## Services

The property is understood to have mains water, gas, electricity and drainage. Gas fired central heating.

## Tenure

The property is understood to be freehold.

## Council Tax Band

According to the government online portal, the properties currently in Council Tax Band B.

**Mobile** We understand from the Ofcom website there is limited coverage from 70% from EE, 71% Coverage from 02, 65% from Vodafone and 63% from Three.

**Broadband** We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 6 Mbps and an upload speed of 0.7 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps. Openreach is the available network.



