



CHOICE PROPERTIES

Estate Agents

Cierpen, 33 Church Lane,
Louth, LN11 8HL

Reduced To £350,000



Choice Properties are delighted to bring to market this stunning detached four bedroom bungalow situated on Church Lane located in the sought after village of Manby. Nestled down a quiet lane, the property benefits from generously sized rooms throughout the interior which include a kitchen, living room, conservatory, shower room, and four bedrooms. To the exterior, the property boasts an attached brick built garage, a resin bonded driveway and carport with space for four vehicles, and a large garden space with a plethora of mature trees and plants. With No Onward Chain, Early Viewing is Highly Advised.

With the additional benefit of gas fired central heating, uPVC double glazed windows, and a flexible layout throughout, the well proportioned internal living accommodation comprises:-

Entrance Porch

4'7 x 3'1

With uPVC entrance door. uPVC door leading to hallway. uPVC windows to all aspects.

Hallway

12'9 x 23'5 (to furthest measurement)

Spacious hallway with internal doors to all rooms. Large storage recess. Radiator. Power points. Telephone point. Thermostat. Access to loft via loft hatch with pull down loft ladder. The gas boiler can also be found in the loft space.

Living Room

15'10 x 12'11

Spacious living room with living flame gas fireplace with quartz hearth and stone surround. Dual aspect uPVC windows with impressive walk in bow window to front aspect. Two radiators. Power points. Tv aerial points. Beamed ceilings.

Kitchen

8'10 x 15'9

Fitted with a range of wall and base units with work surfaces over. Four ring gas hob with pull out extractor hood over. One and a half bowl sink with chrome mixer tap and drainer. Integral oven. Integral fridge freezer. Plumbing for washing machine. Space for dishwasher. Part tiled walls. Dual aspect uPVC windows with impressive walk in bow window to front aspect. UPVC door leading to conservatory. Space for breakfast table. Radiator. Power points.

Conservatory

11'11 x 8'1

With uPVC windows to all aspects. Power points. Heater. Tv aerial point. uPVC sliding door leading to rear garden.

Bedroom 1

11'5 x 7'11

Double bedroom with a plethora of fitted wardrobe space. uPVC window to side aspect. Radiator. Power points.

Bedroom 2

9'10 x 9'11

Double bedroom with uPVC window to rear aspect. Radiator. Power points. Telephone point. Tv aerial point.

Bedroom 3

7'11 x 6'10

Single bedroom with uPVC window to rear aspect. Radiator. Power points.

Snug/Bedroom 4

11'5 x 9'11

With uPVC window to side aspect. Radiator. Power points. Tv aerial points.

Shower Room

9'2 x 10'0

Fitted with a three piece suite comprised of a large fully tiled walk in shower, a wash hand basin set over vanity unit with single taps, and a back to wall wc. Heated towel rail. Tiled flooring. Part tiled walls. Fitted storage cupboard with shelving. Spot lighting. Frosted uPVC window to rear aspect. Built in medicine cabinet with sliding mirrored doors.

Garage

9'2 x 16'9

Attached single garage fitted with power and lighting and a up and over garage door. Window to rear aspect. Consumer unit. Electric meter.

Gardens

The property sits on a plot of approximately 0.33 acres and benefits from having a wrap around garden. The garden space is predominantly laid to lawn and boasts an abundance of mature plants, trees, and shrubs which add a kaleidoscope of colour and life to the space. The garden is fully enclosed with a mix of hedges and fencing to the perimeter. The gardens also features and array of outbuildings including greenhouses and garden sheds which provide outdoor storage space for the property.

Driveway

The property benefits from a resin bonded driveway which provides off the road parking space for four vehicles. The driveway further benefits from a car port which provides cover for one of these parking spaces.

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

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

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Mon-Fri 9.00 am - 5.00 pm.

Saturday 9.00 am - 3.00 pm.

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.









Approximate total area^m
1259 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) for 5km and then at the crossroads turn right onto Carlton Road. Continue on Carlton Road for 1km and then turn left onto Church Lane. The property can be found 400m along this road on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

