



7 Pleasance Way Manby Louth LN11 8HJ

£325,000

JOHN TAYLORS
EST. 1859

Nestled within a popular and peaceful neighbourhood, this attractive four bedroom detached house offers spacious and comfortable living in a friendly, well connected village community.

The property features a charming walled garden, providing a private outdoor space ideal for relaxing or entertaining.

Location-wise this home is ideally situated being in close proximity to an excellent range of local amenities including a nursery, primary school, co-op convenience store, doctors' surgery, village shop, post office and restaurant. Additionally it is within the catchment area for King Edward VI Grammar School in the nearby market town of Louth and easy reach of the Lincolnshire Wolds and coastline. EPC Rating C.

Dining room

With coved ceiling, uPVC double glazed window and radiator.
12'2" x 9'8" (3.74m x 3m)

Entrance Hall

With composite part glazed front entrance door, uPVC double glazed windows, radiator, coved ceiling, under stairs cupboard, telephone point.

Lounge

With brick arch shape fireplace housing a solid fuel stove, uPVC double window to front elevation, radiator, coved ceiling, uPVC double glazed patio doors providing access to rear garden. Opening to dining room area. Maximum width measurement.
21'5" x 12'7" (6.58 x 3.89)

Breakfast Kitchen

With fitted kitchen comprising of wall and base cupboards, marble effect worktops, ceramic sink having mini sink and drainer board, tiled splash backs, space for electric oven and extractor hood over, integrated dishwasher, space for fridge freezer, uPVC double glazed window, coved ceiling, radiator and door through to utility room. Maximum width measurement into bay.
12'7" x 11'9" (3.9m x 3.65m)

Utility Room

With fitted wall and base cupboards, wood effect worktop, plumbing for washing machine and space for a dryer, tiled splash backs, radiator and composite side entrance door.
6'5" x 5'7" (1.96m x 1.69m)

Cloak Room

With close couple toilet, wash basin, uPVC double glazed window, radiator and tiled floor.
6'4" x 3'2" (1.98m x 0.99m)



Stairs To First Floor Landing

A spacious gallery landing with uPVC double glazed window, radiator, access to roof space and built in airing cupboard housing Worcester Bosch gas fired combination boiler.

Bedroom 1

With uPVC double window, radiator, coved ceiling. Maximum width & minimum depth measurements.

16' x 8'8" (4.88m x 2.7m)

En-Suite Shower Room

With tiled shower cubicle housing mains fed shower, modern vanity wash basin, close a couple toilet, tiled floor and walls, extractor fan, illuminated mirror, chrome heated towel rail/radiator.

9' x 2'8" (2.75m x 0.88m)

Bedroom 2

With uPVC double glazed window, radiator, coved ceiling and built-in wardrobe.

12'2" x 10' (3.72m x 3.07m)

Bedroom 3

With radiator, coved ceiling, uPVC double glazed window.

9'8" x 9'1" (3m x 2.8m)

Bedroom 4

Currently used as an office and having a built-in wardrobe, uPVC double glazed window, radiator.

9'1" x 9'1" (2.79m x 2.78m)

Bathroom

With panel bath having telephone shower tap, close couple toilet, wash basin, part tiled walls, tiled shower cubicle with mains fed shower, uPVC double glazed window and extractor fan.

10'2" x 5'7" (3.11m x 1.76m)

Semi-Detached Single Garage

With up & over garage door, pedestrian access door to rear garden and power and light.

17'7" x 8'8" (5.4m x 2.7m)

Garden

The garden to the rear of the house is mostly laid to lawn and includes a sandstone paved patio and path, cold water tap, inset shrubs and semi mature trees, all enclosed with a high-level brick wall making for a private and secure garden area.

Services

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

Mobile

We understand from the Ofcom website there is 74% coverage from O2, 74% with EE, 62% with 3 and 72% coverage with Vodafone.

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. Ultrafast broadband isn't available as per Ofcom website. EE and Quickline are the available networks.

Council Tax Band

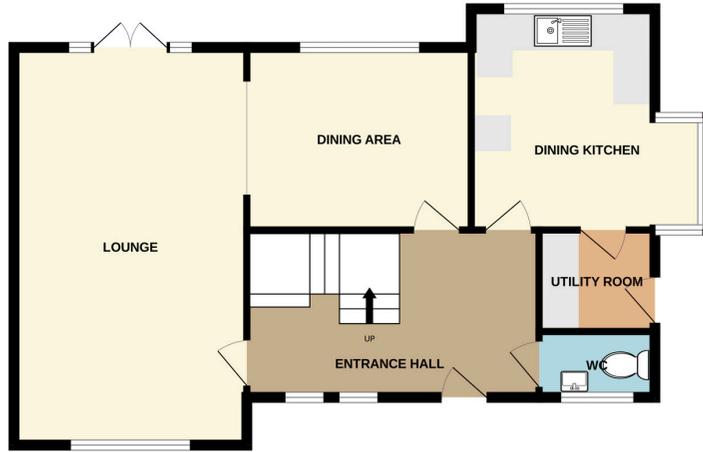
According to the government's online portal, the property is currently in Council Tax Band D.

Tenure

We understand that the property is freehold.



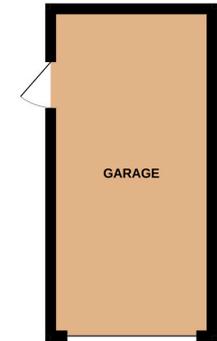
GROUND FLOOR
736 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



GARAGE
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA : 1612 sq.ft. (149.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	