



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Carlton Park**

**Manby  
LN11 8UQ**

**Offers in the Region Of £105,000**

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### Property Introduction

Crofts are delighted to bring to the market this lovely and beautifully presented two bedroom mid-terrace home, offering an ideal purchase for a range of buyers, from first-time purchasers to investors alike. Situated in a convenient village location with easy access to local amenities, the property is offered for sale with no forward chain, making for a straightforward and stress-free purchase. Early viewing is highly advised. Benefitting from gas central heating and uPVC double glazing throughout, the accommodation is both comfortable and well maintained. The ground floor comprises an inviting entrance leading into a pleasant and well-proportioned lounge, followed by a spacious dining kitchen running the full width of the property, creating an excellent entertaining and family space. From here there is access to a rear lobby and out to the garden, which enjoys an attractive outlook over the green. To the first floor, the landing provides access to two well-sized bedrooms and a family bathroom. Externally, the property offers gardens to both the front and rear. The front garden provides off-road parking, while the rear enjoys a secure garden area complete with a shed and direct access to a communal green space — ideal for families with younger children or those seeking additional outdoor space. A fantastic opportunity to acquire a charming home in a well-regarded location.

### Lounge

13' 4" x 11' 9" (4.07m x 3.57m)  
Neutrally decorated and having a uPVC double glazed window. Picture rail to the walls. Central heating radiator.

### Kitchen/Diner

16' 6" x 9' 1" (5.02m x 2.78m)  
The kitchen is a bright and generously proportioned room, benefiting from a practical layout with ample wall and base units in soft sage green, complemented by dark work surfaces that provide a smart contrast. It features a gas cooker point with an integrated extractor hood above. The stainless steel sink with drainer is positioned beneath a large picture window, flooding the space with natural light and affording pleasant rear garden views. Splashback tiling. Central heating radiator. Useful storage cupboards. Door to rear lobby.

### Lobby

uPVC double glazed entry door leading out to the garden.

### First Floor Landing

13' 6" x 11' 8" (4.12m x 3.56m)  
Access to the two bedrooms and the bathroom.

### Bedroom One

13' 6" x 11' 8" (4.12m x 3.56m)

Again neutrally decorated and having uPVC double glazed window. Central heating radiator. Storage cupboard. Picture rail to the walls.

### Bedroom Two

10' 1" x 9' 2" (3.07m x 2.79m)

uPVC double glazed window overlooking the communal green. Central heating radiator. Built in storage cupboard/wardrobe.

### Bathroom

6' 2" x 6' 0" (1.87m x 1.84m)

Equipped with a close coupled w.c, pedestal wash hand basin and panelled bath with screen and electric shower over. Splashback tiling. uPVC double glazed window. Central heating radiator.

### Outside

To the front the garden provides off road parking and a lawned area. To the rear the garden faces the green and has a lawned area, garden shed and gated access onto the green.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

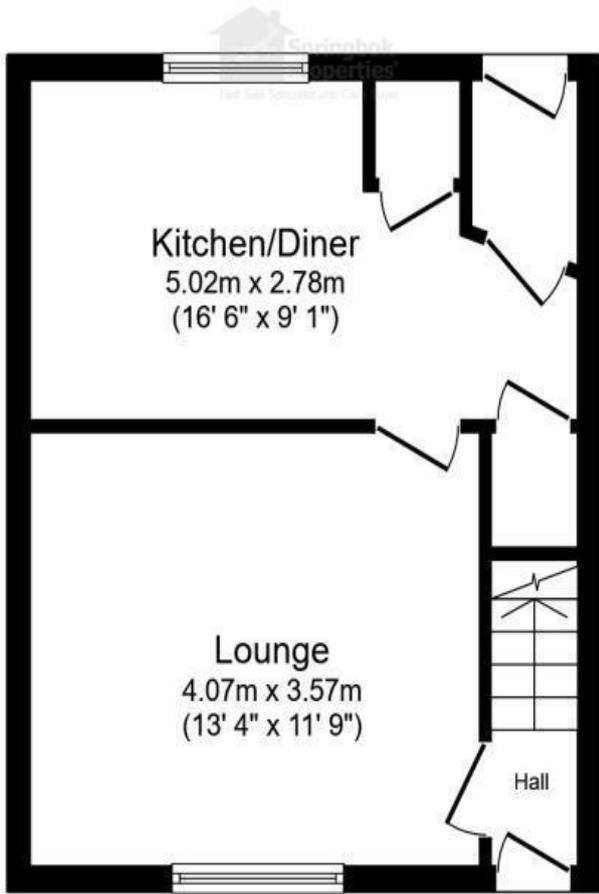
### Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

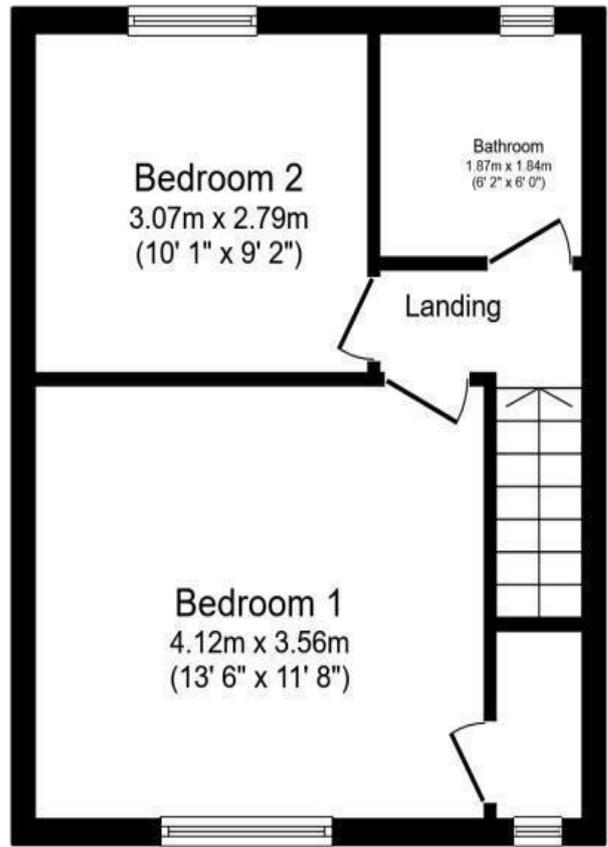
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





**Ground Floor**



**First Floor**

Total floor area 65.0 m<sup>2</sup> (700 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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