CHOICE PROPERTIES

Estate Agents

1 Canberra Crescent, Manby, Louth, LN11 8TU

Price £220,000



Choice Properties are delighted to bring to market this generously sized three bedroom detached house situated on Canberra Crescent located in the sought after village of Manby. The property benefits from well proportioned rooms and large windows which creates a bright and airy interior which features three double bedrooms, a kitchen, a living room, a dining room, a conservatory, a utility, a downstairs wc, and a family bathroom. To the exterior, the property boasts a 30ft long integral garage, a fully enclosed easy maintenance garden, and a driveway with parking space for a couple of vehicles. Available With No Onward Chain, Early Viewing Is Highly Advised.

The Property Ombudsman
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With the additional benefit of gas fired central heating and uPVC double glazing throughout, the generously sized internal living accommodation comprises:-

Entrance Porch
3'11 x 8'5
Dual aspect uPVC windows. uPVC entrance door. Tiled flooring. Power points. Internal hardwood door to hallway.

Hallway
5'2 x 10'8
Staircase leading to first floor landing. Radiator. Power points. Two built in storage cupboards with one housing the consumer unit. Internal doors to kitchen, living room, and downstairs wc.

Kitchen
10'10 x 10'9
Fitted with a range of wall and base units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Four ring gas hob with extractor hood over. Twin eye level integral oven. Part tiled walls. Serving hatch leading to dining room. Power points. uPVC window to rear aspect. Tv aerial points. Radiator. Internal door leading to rear hallway.

Living Room
13'1 x 14'6
With large uPVC window to front aspect. Electric fireplace with quartz hearth, surround and mantel. Radiator. Power points. Tv aerial point. Double opening sliding doors leading to dining room.

Dining Room
8'9 x 14'6
Fitted with wall and base storage units. Radiator. Power points. Serving hatch leading from the kitchen. Sliding glass doors leading to the conservatory.

Conservatory
8'6 x 11'10
With uPVC windows to all aspects. Tiled flooring. Radiator. Power points. Tv aerial point. Pitched ceiling. French doors leading to rear garden.

Rear Hallway
25'9 x 3'0
With external hardwood door leading to the front driveway. Integral hardwood door leading to garage. Tiled flooring. Radiator. Opening to utility room.

Utility Room
7'5 x 11'6
Fitted with a range of wall and base units with work surfaces over. 'Worcester' gas fired boiler. Large uPVC window to rear aspect. uPVC door leading to rear garden. Plumbing for washing machine. Tiled flooring. Power points.

Downstairs WC
4'11 x 4'5
Fitted with a wash hand basin set over vanity unit with single taps and a tiled splashback and a push flush wc. Radiator. uPVC window to side aspect.

Landing
3'3 x 14'0
Internal doors to all first floor rooms. Power points. Frosted uPVC windows to side aspect. Large built in storage cupboard.

Bedroom 1
10'9 x 12'5
Double bedroom with two set of large fitted wardrobe to either side of the room. Radiator. Power points. Large uPVC window to front aspect.

Bedroom 2
11'4 x 8'11
Double bedroom with large fitted wardrobe with sliding doors. Wash hand basin set over vanity unit with single taps and a tiled splashback. Radiator. Power points. Large uPVC window to rear aspect. Built in storage cupboard.

Bedroom 3
13'1 x 7'5
Small double bedroom with built in storage space used as a fitted wardrobe. Radiator. Power points. uPVC window to front aspect.

Bathroom
5'5 x 11'11
Fitted with a four piece suite comprised of a panelled bath with mixer tap and shower attachment, a fully tiled shower cubicle with traditional shower attachment, a pedestal wash hand basin with single taps, and a push flush wc. Three frosted uPVC windows to rear aspect. Chrome heated towel rail. Part tiled walls. Electric shaver point.

Garage
30'6 x 8'10
Extra long single integral garage fitted with power and lighting and an electric roller garage door. Gas meter. Beamed ceilings.

Gardens
The property benefits from garden space to both the front and the rear of the property. The rear garden is fully enclosed with fencing to the perimeter and is lined with various plants and shrubbery. The rear garden further benefits from being easy to maintain as it is predominantly paved or gravelled. The rear garden also features a patio ideal for outdoor seating in addition to a storage shed providing outdoor storage space. The property also boasts a front garden which is part gravelled and part laid to lawn. The front garden is again lined with mature plants and shrubs which add life and colour to the garden space.

Driveway
The property benefits from a private driveway providing off the road parking space for a couple of vehicles.

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 B.

Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

























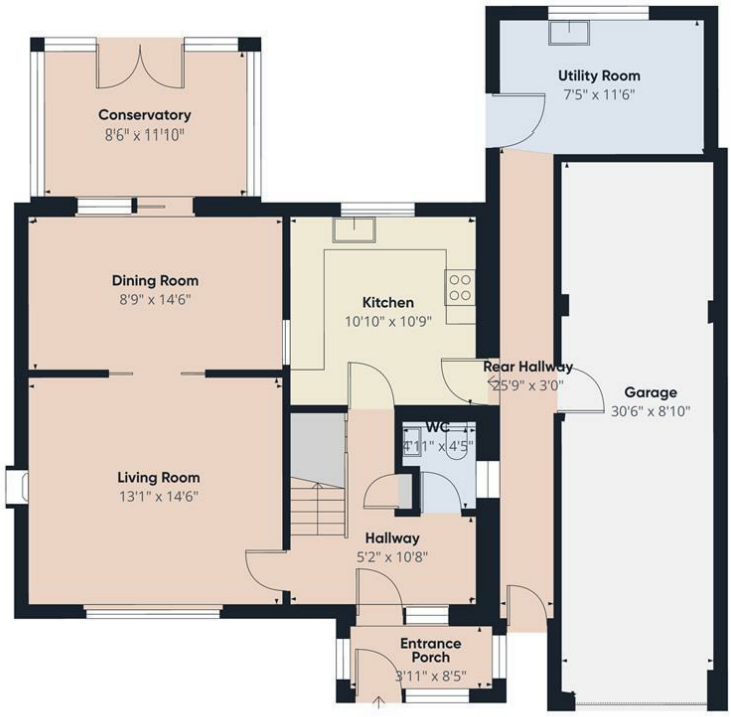




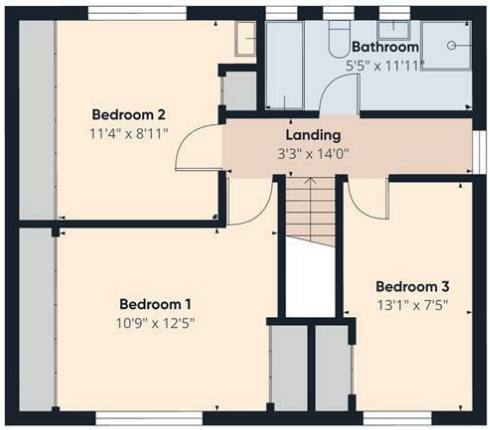








Floor 0



Floor 1



Approximate total area(1)

1679 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

Exit Louth via Legbourne Road and when you reach the roundabout take the first exit toward Manby. Continue until you reach the crossroads at the traffic lights then turn right onto Carlton Road. Continue for 500m then turn left onto Provost Road. Continue for 150m and the property can be found directly in front of you.

