CHOICE PROPERTIES
Estate Agents

80 Carlton Park, Louth, LN11 8UG

Reduced To £199,950

Choice Properties are delighted to bring to market this beautiful three bedroom semi detached house situated on Carlton Park located in the sought after village of Manby. The generously proportioned property has capacious rooms throughout the interior including a living room, dining room, kitchen, three bedrooms, and a family bathroom. To the exterior, the property boasts beautifully maintained front and rear gardens that feature far reaching countryside views and a large driveway that can fit multiple vehicles. Early Viewing Is Highly Advised.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
Tel: (01507) 860033 Email: louth@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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With the added benefit of large uPVC double glazed windows throughout which flood the property with natural light, the generously proportioned internal living accommodation comprises:-

Hallway
12'4 x 5'8
Fitted with a hardwood entrance door. Internal doors leading to all ground floor rooms. Staircase leading to first floor landing. Under stairs storage cupboard. uPVC window to rear aspect. Thermostat. Radiator. Power points.

Living Room
12'5 x 13'0
Fitted with a gas fireplace with stone hearth, surround, and mantel. Large uPVC window to front aspect. Radiator. Power points. Tv aerial point. uPVC French doors leading to garden.

Dining Room
11'11 x 12'4
Space for dining room table. Built in storage cupboard. Radiator. Power points. Tv aerial point. Smoke alarm. Large uPVC window to front aspect. Opening to kitchen.

Kitchen
9'10 x 12'4
Fitted with a range of gloss wall, base, and drawer units with granite work surfaces over. Four ring 'NEFF' induction hob with extractor hood over. Twin bowl ceramic sink with mixer tap and drainer. Worcester boiler in box unit. Dual aspect uPVC windows. Integral 'NEFF' oven. Integral microwave. Space for American style fridge freezer. Part tiled walls. Inset spot lighting. Radiator. Power points. External uPVC door leading to garden.

Landing
6'9 x 5'7
Internal doors to all first floor rooms. Access to loft via loft hatch. uPVC window to front aspect. Smoke alarm.

Bedroom 1
12'4 x 11'10
Double bedroom with large fitted wardrobes. Dual aspect uPVC windows. Power points. Radiator.

Bedroom 2
9'5 x 12'4
Double bedroom with uPVC window to front aspect. Radiator. Power points. Tv aerial point.

Bedroom 3
12'3 x 7'1
Double bedroom with uPVC window to side aspect. Fitted storage cupboard. Radiator. Power points. Tv aerial point.

Bathroom
9'4 x 4'9
Fitted with a three piece suite comprised of a large panelled bath with water fall mixer tap and a traditional and rainfall shower attachment over, corner wash hand basin with waterfall chrome mixer tap set over vanity unit, and a push flush wc. Chrome heated towel rail. Fully tiled wall with mosaic tiled featuring. Dual aspect frosted uPVC window. Extractor. Open storage cupboard with fitted shelving.

Garden
Beautifully maintained laid to lawn rear garden with extensive countryside views overlooking nearby fields. The rear garden also features a large outdoor shed ideal as a potential summer house or further outdoor storage. The rear garden also benefits from two paved patio areas, one which is currently used as an outdoor BBQ area, and the other which is used as an outdoor seating space. The rear garden is fully enclosed with fencing to the perimeter. The rear garden is also directly accessible from the front of the property via a side access gate that leads from the driveway. The property also features a well proportioned laid to lawn front garden found adjacent to the driveway.

Driveway
The property benefits from a large paved driveway providing off the road parking for numerous vehicles.

Tenure

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

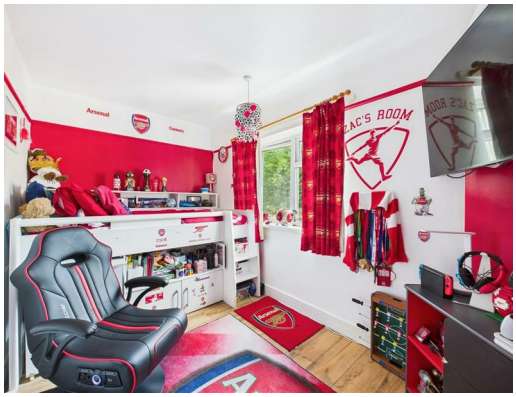
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

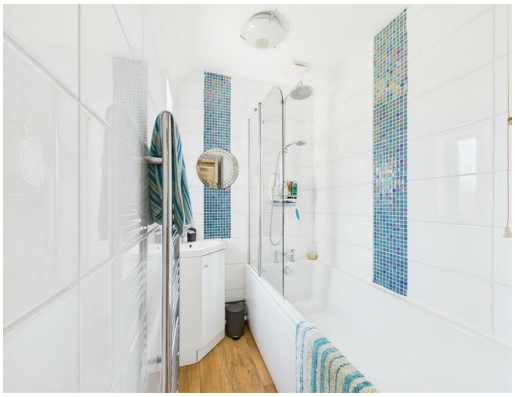
Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

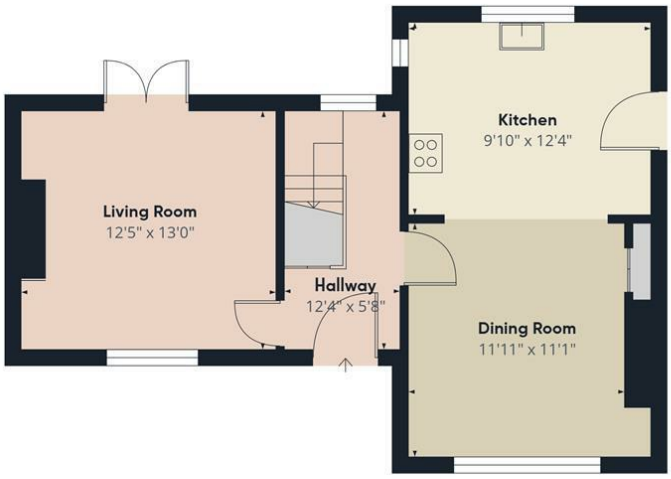
Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

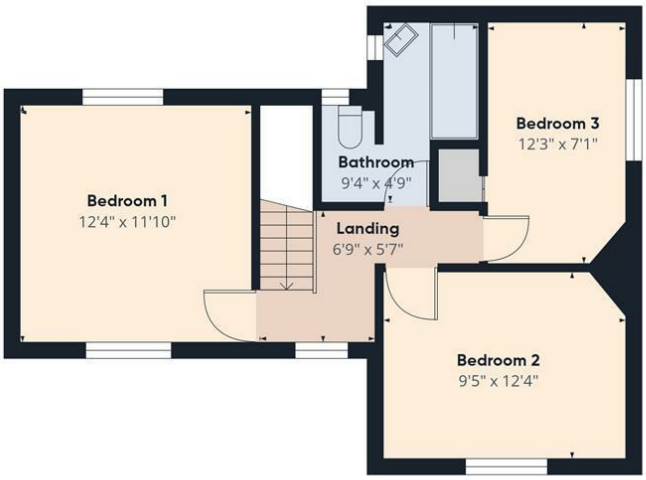
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.

Good Vibes

ISAAC'S ROOM





Floor 0



Floor 1

Approximate total area[1]

955 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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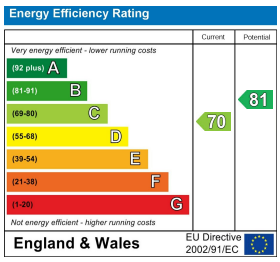
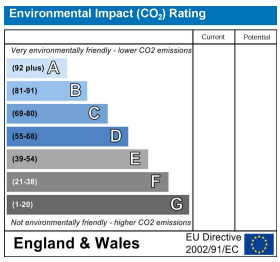
Directions

Head out of Louth via Legbourne road and then turn left at the round-a-bout. Continue on the B1200 (Manby Road). At the crossroads turn right onto Carlton Road. Continue on Carlton Road for 1km and you will find the property on your right hand side.