



# CHOICE PROPERTIES

*Estate Agents*

8 Canberra Crescent,  
Louth, LN11 8TU

Price £325,000



Choice Properties are delighted to bring to market this impressive three bedroom detached house located on Canberra Crescent situated in the sought after village of Manby. The generously sized property features large windows and spacious rooms creating a bright and airy interior which includes two reception rooms, a kitchen, a conservatory, a downstairs wc, three bedrooms, and a shower room. To the exterior, the property boasts a beautiful extensive garden space, a tarmac driveway with space for three vehicles, and an integral garage. Early Viewing Is Highly Advised.

With the added benefit of gas fired central heating and uPVC double glazing throughout, the well proportioned internal living accommodation comprises:-

### **Hallway**

10'3 x 10'11 (to furthest measurement)

Fitted with a composite entrance door. Internal doors to living room, kitchen, and downstairs wc. Plethora of built-in cupboard space. Staircase leading to first floor landing. Radiator. Power points. Telephone points. Consumer unit.

### **Kitchen**

11'1 x 10'9

Newly fitted kitchen with wall and base unit with work surfaces over. Twin eye level integral oven. One and a half bowl sink with mixer tap and drainer. Four ring gas hob with extractor hood and splashback over. Plumbing for washing machine. Space for fridge freezer. Large uPVC window to rear aspect. Radiator. Power points. uPVC door leading to rear hallways. Internal door to dining room.

### **Living Room**

13'4 x 14'7

Impressive gas fireplace with quartz hearth and stone surround. uPVC French doors leading to front garden. Opening to dining room. Vertical flat panel radiator. Power points. Tv aerial points. Telephone point.

### **Dining Room**

8'10 x 14'9

With space for a dining room table. uPVC French doors leading to the conservatory. Vertical flat panel radiator. Power points.

### **Conservatory**

16'6 x 15'11

With pitched ceiling. Dual aspect uPVC windows. Two radiators. French doors leading to rear garden. Power points.

### **Downstairs WC**

5'1 x 4'6

Fitted with a low level wc and a wash hand basin set over vanity unit with tiled splashback and chrome mixer tap. Frosted window to side aspect. Tiled flooring.

### **Rear Hallway**

17'0 x 3'4

With tiled flooring. uPVC door leading to the front of the property. External doors leading to rear garden. Internal door to garage.

### **Landing**

3'1 x 14'0

Internal doors to all first floor rooms. Access to loft via loft hatch. Window to side aspect. Airing cupboard housing gas combi boiler.

### **Bedroom 1**

10'11 x 12'10

Double bedroom with large fitted wardrobe with bi-fold doors. Built-in storage cupboard with bi-fold doors. Large uPVC window to front aspect. Radiator. Power points.

### **Bedroom 2**

11'5 x 11'8

Double bedroom with built-in wardrobe. Large uPVC window to rear aspect. Radiator. Power points.

### **Bedroom 3**

13'6 x 7'7

Double bedroom with built-in wardrobe. uPVC window to front aspect. Radiator. Power points.

## **Shower Room**

5'6 x 9'4

Fitted with a three piece suite comprised of a large shower cubicle, a push flush wc, and a wash hand basin set over vanity unit. Multiple storage cabinets. Radiator. Three frosted uPVC windows to rear aspect. Part tiled walls.

## **Garage**

21'4 x 8'10

Fitted with power and lighting. Electric roller garage doors. Window to rear aspect. Space for dryer.

## **Gardens**

The property benefits from extensive garden space to both the front and the rear of the property. The front garden is the larger of the two garden areas and features a variety of different spaces. Immediately in front of the property is a paved area which is enclosed with fencing either side. This area features an array of plant beds and also a green house ideal for potting around. Beyond this space is a laid to lawn garden which stretches of 50m which is lined with hedges and fencing. This garden features a variety of fruit trees including a plum, pear, fig, and walnut tree in addition to three apple trees and a rose garden. All these hedges and trees provide protection and privacy to the garden and prevents it from being over looked. The rear garden is a slightly smaller garden space in comparison but still benefits from having enough room for multiple outdoor storage sheds. The rear garden is also predominantly laid to lawn and is fully enclosed with fencing to the perimeter. This garden is lined with various plants which bring life and colour to the garden space.

## **Driveway**

Tarmac driveway lined with block paving providing off the road parking space for up to three 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](http://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.









Approximate total area<sup>m</sup>  
1616 ft<sup>2</sup>

(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 then turn left onto Canberra Crescent. The property can be found 100m along on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

