



25 Gibson Way, Manby, Louth, Lincolnshire, LN11 8FA
£335,000

Key Features:

- Detached Three Bedroom Family Home
- Generous Room Proportions
- Spacious Open Plan Living/Dining Kitchen
- Separate Lounge
- Utility & Downstairs Cloakroom
- Three Double Bedrooms & Family Bathroom
- Main Bedroom with En Suite & Dressing Room
- South Facing Garden
- Driveway Parking & Detached Garage

Immaculately presented three bedroom detached home, built in 2018, situated on the Manby Fields development, constructed by well regarded local builders C & L Fairburn Properties. Found on the edge of Manby, located just five miles from the market town of Louth.

Originally designed as a five bedroom property, the accommodation is generously proportioned throughout. Benefiting from underfloor heating, the majority of the ground floor is arranged open plan, providing spacious seating and dining areas, alongside a stylish fitted kitchen featuring upgraded Bosch appliances and granite worktops. There's a separate rear aspect lounge, utility room and cloakroom adding to the homes comfort and practicality.

Upstairs, the main bedroom features a dressing room and an en suite shower room. There are two further good sized double bedrooms and a family bathroom.

Outside, the property is approached by a driveway providing access to the detached garage, while the south facing rear garden is mainly laid to lawn with paved seating areas.



ENTRANCE HALL

Accessed via a composite front entrance door. With a built-in storage cupboard, and laminate flooring which continues throughout the ground floor.

LIVING/DINING KITCHEN

26'10" x 23'10" (8.18 x 7.27)

The hub of the home, designed as a spacious open plan area ideal for modern family life and entertaining, with two sets of French doors opening onto the rear garden. The kitchen features a large range of modern gloss units and granite worktops inset with a 1.5 undermounted sink. Integrated Bosch appliances include a dishwasher, fridge/freezer, eye level oven and combination microwave, while an island provides additional storage, an induction hob and a pop-up extractor.

LOUNGE

15'1" x 11'3" (4.60 x 3.44)

A separate lounge, with further French doors opening onto the rear garden.

UTILITY ROOM

5'7" x 4'10" (1.72 x 1.49)

Providing further storage and space for laundry appliances.

CLOAKROOM

5'8" x 3'3" (1.74 x 1.00)

Fitted with a vanity hand basin, and WC.

FIRST FLOOR LANDING

With access to the loft via a drop down ladder (loft partially boarded and housing the gas central heating boiler).

BEDROOM 1

16'5" x 9'10" (5.01 x 3.02)

To front aspect.

DRESSING ROOM

9'6" x 6'3" (2.92 x 1.91)

With built-in wardrobes.

EN - SUITE SHOWER ROOM

8'3" x 5'10" (2.52 x 1.80)

Fitted with a large walk-in shower, vanity wash basin and WC. Heated towel rail and illuminated wall mirror.

BEDROOM 2

15'2" x 10'11" (4.63 x 3.35)

To rear aspect.

BEDROOM 3

13'3" x 9'11" (4.04 x 3.04)

To front aspect.

FAMILY BATHROOM

9'6" x 5'10" (2.92 x 1.79)

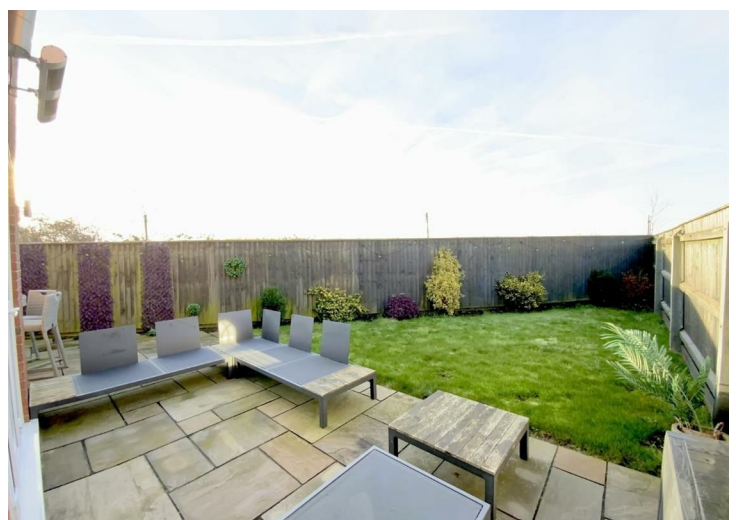
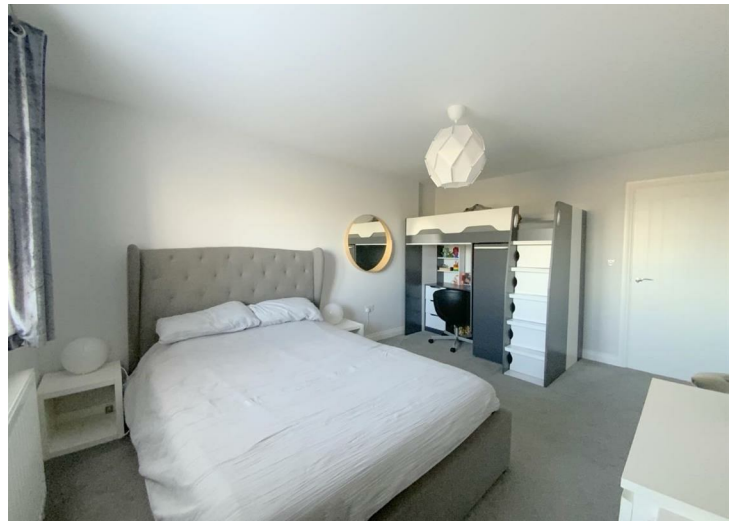
Featuring a freestanding oval bath, corner shower enclosure, vanity wash basin and WC. Heated towel rail and illuminated wall mirror.

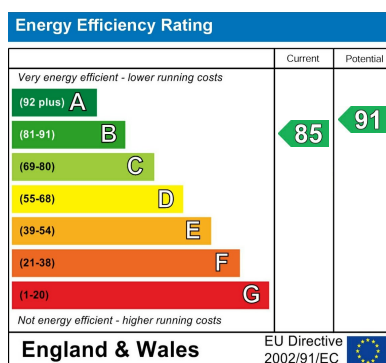
TENURE

FREEHOLD

COUNCIL TAX BAND

D





Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore