



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

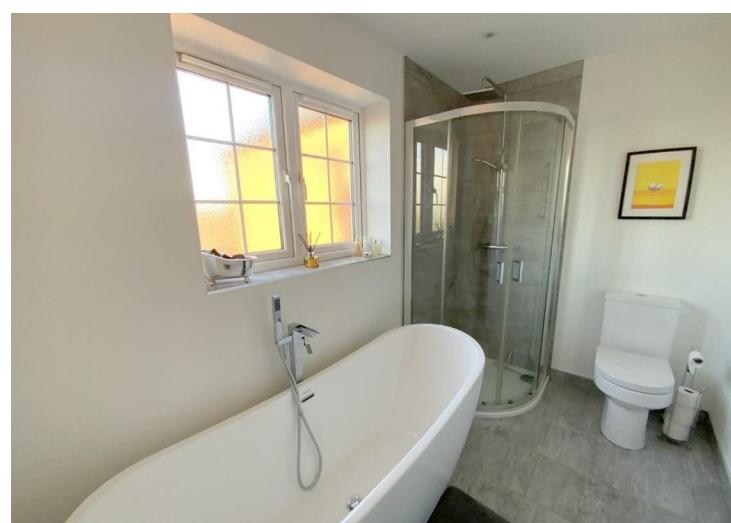
9'6" x 6'3" (2.92 x 1.91)

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.

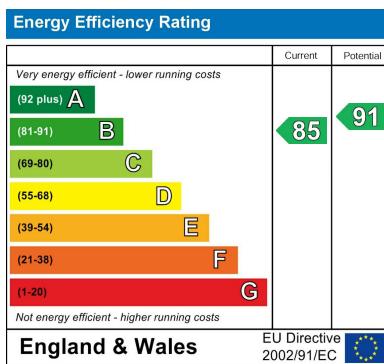


TENURE

FREEHOLD

COUNCIL TAX BAND

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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

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