



2 Gibson Way Manby Louth LN11 8FA

£215,000

Council Tax Band A

JOHN TAYLORS
EST. 1859

An excellent opportunity to acquire a well presented three bed roomed semi-detached house on this popular residential estate. The property was built in 2017 by a well-known local builder and includes a LABC warranty as well as a well proportioned interior with underfloor gas central heating to the ground floor and traditional radiators to the first floor. The property also has off street parking for two vehicles and benefits from no onward chain. EPC tbc.

Rooms

Entrance Hall

With panel effect composite double glazed front door & wood effect laminate flooring.

Cloak Room

With uPVC double glazed window, WC with concealed cistern, handbasin with cupboard below, wall cupboard, extractor fan and laminate wood effect flooring.
6'5" x 3'2" (2m x 0.99m)

Lounge Diner

With three uPVC double glazed windows, wood effect laminate flooring, Siemens central heating thermostat control, TV aerial point.
17'3" x 9'6" (5.28m x 2.93m)

Kitchen

With stylish modern fitted wall and base cupboards, marble effect roll top work surfaces, stainless steel sink and drainer board having a mixer tap, tiled glass splash backs, integrated electric hob, electric oven, microwave, fridge freezer and dishwasher, wood effect laminate flooring, uPVC double glazed window and patio doors, Siemens thermostat control. Maximum depth measurement.
13'5" x 10'3" (4.14m x 3.15m)

Under Stairs Utility

With Plumbing for washing machine, wood effect laminate flooring & extractor fan.

Stairs to First Floor Landing

With access to roof space with pull down ladder, part boarded and which houses the gas fired central heating boiler.

Bedroom 1

With built-in wardrobe, two uPVC double glazed windows, wood effect laminate flooring, radiator, TV aerial point. Minimum width measurement.
9'2" x 9' (2.81m x 2.76m)

Bedroom 2

With built-in wardrobe, radiator, uPVC double glazed window, TV aerial point and Siemens thermostat control. Minimum width measurement.
10'3" x 9'9" (3.16m x 3.02m)

Bedroom 3

With radiator, TV aerial point, uPVC double glazed window and wood effect laminate flooring.
7'8" x 6'2" (2.4m x 1.92m)



Bathroom

With white suite comprising of a panel bath having bar shower over with rain and hand shower combo, wash basin and fitted cupboard below, WC having concealed cistern, chrome wall mounted heated towel rail/radiator, tiled flooring, part tiled walls, uPVC double glazed window and fitted mirror.

7' x 6'5" (2.15m x 2m)

Outside

At the front and one side of the house there are small grassed areas with shrub beds, paved footpath & timber gate providing access to an enclosed side garden which provides a low maintenance area which is partly paved with stone sandstone slabs & gravel bed and includes three good size Dutch style timber sheds/stores. Beyond this garden is a block paved driveway, providing off street parking for two vehicles.

Services

The property is understood to have mains water, electricity, gas and drainage. Gas central heating.

Mobile

We understand from the Ofcom website there is likely to be good mobile coverage from EE, Three, O2 and Vodafone.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 5 Mbps and an upload speed of 0.6 Mbp, superfast download speed of 61 Mbps and upload speed of 14 Mbps and ultra fast download speed of 1000 Mbps and an upload speed of 220 Mbps. Openreach network is available.

Tenure

Understood to be freehold

Council Tax Band

According to the governments online portal, the property is currently in Council Tax Band A.

Buyer Identity Checker

Please note that prior to acceptance of any offer, John Taylors are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Please Note

We are informed by the seller that the access road is a private road maintained by the developer to which residents pay a current service charge of £15 per month, which also includes maintenance of grass verges and other communal areas on the estate. Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.





FLOORPLAN

John Taylors

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

