



8 Carlton Road, Manby,
Lincolnshire, LN11 8GH
£160,000

An affordable detached house requiring a scheme of modernisation but benefitting from a good size rear garden in a popular village which is some 5 miles travelling distance to Louth. EPC Rating C.

- Hall
- Lounge
- Kitchen
- Dining Room
- Three Bedrooms
- Bathroom
- Garage
- Gas Central Heating

ENTRANCE HALL

With uPVC double glazed front door.

LOUNGE

3.61m x 4.18m (11'10" x 13'9")
With coved ceiling, radiator, uPVC double glazed window, TV aerial point.



KITCHEN

2.84m x 3.22m (9'4" x 10'7")
With wall and base cupboards, stainless steel sink and drainer, tiled splash backs, space for a cooker and washing machine, Baxi gas fired central heating boiler, uPVC double glazed window and rear access door opening to: -



DINING ROOM

2.62m x 3.10m (8'7" x 10'2")
With radiator, uPVC double glazed window,



STAIRS TO FIRST FLOOR LANDING

With access into roof space.

BEDROOM ONE

3.19m x 4.55m (10'6" x 14'11")
With uPVC double glazed window, radiator.



BEDROOM TWO

2.78m x 3.18m (9'1" x 10'5")
With uPVC double glazed window, radiator.



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 Chartered Surveyors to give you a free market appraisal and advice on the most suitable marketing package for your property.

BEDROOM THREE

2.30m max x 3.49m max
narrowing to 1.32m & 1.42m
(7'7" max x 11'5" max narrowing
to 4'4" & 4'8")

With uPVC double glazed
window, radiator.



BATHROOM

2.32m x 1.73m (7'7" x 5'8")

With panel bath, shower
attachment over, washbasin, w/
c, radiator, uPVC double glazed
window, extractor fan.



OUTSIDE

To the front of the property is a
small grassed area, concrete
footpath and gravel driveway
leading to: -

SEMI-DETACHED GARAGE

2.67m x 4.44m (8'9" x 14'7")

REAR GARDEN

Laid to lawn and with a semi-
mature tree.



SERVICES

We understand that the property
has mains water, electricity, gas
and drainage. Gas central
heating (not tested by John
Taylors).

COUNCIL TAX BAND

According to the Valuation Office
Agency's website, the property is
currently in council tax band C.

LOCAL AUTHORITY

East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.

LN11 8UP

Tel. No. 01507 601 111

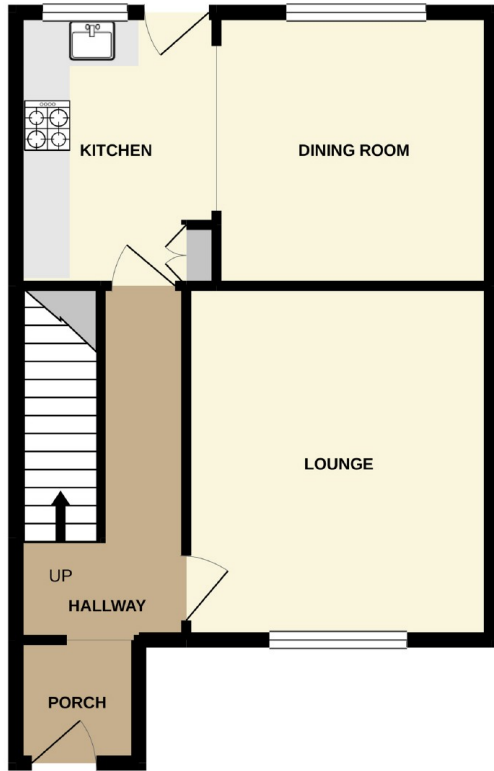
Website: www.e-lindsey.gov.uk

PLEASE NOTE:-

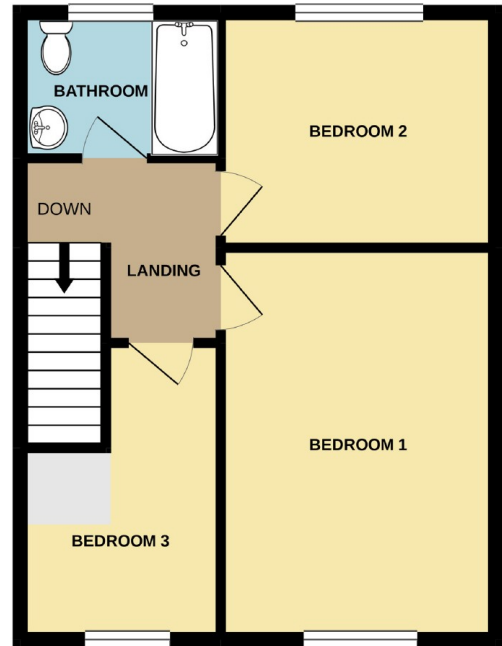
The property is accessed via an
unadopted private road that is
not maintained by the local
authority.

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.

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.9 sq.m.) approx.

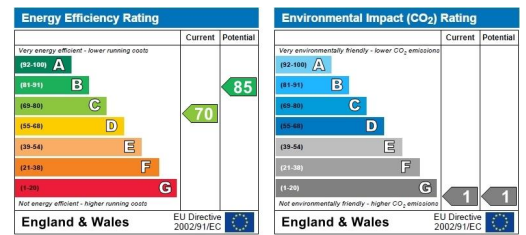
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

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.



ENERGY EFFICIENCY RATING
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

ENVIRONMENTAL IMPACT RATING
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

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Viewing strictly by appointment only through our Louth Office.
Louth Office open: Mon – Fri. 9.00am – 5.00pm. Sat – 9.00am – 1.00pm.



Regulated by the RICS

