



**Grange Lane
Manby
Louth
Lincolnshire
LN11 8HF**

Offers In Excess Of £374,000

bettermove

Grange Lane

Louth

Bettermove are proud to present this 3 bedroom Cottage located in Lincolnshire.

The property benefits from double glazing, LPG heating throughout and has off street parking available.

The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, family bathroom and the third bedroom on the ground floor. The first floor consists of 2 bedrooms. The exterior boasts a private rear garden, with a summer house; perfect for enjoying the summer months.

Located in the popular town of Louth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A16 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050

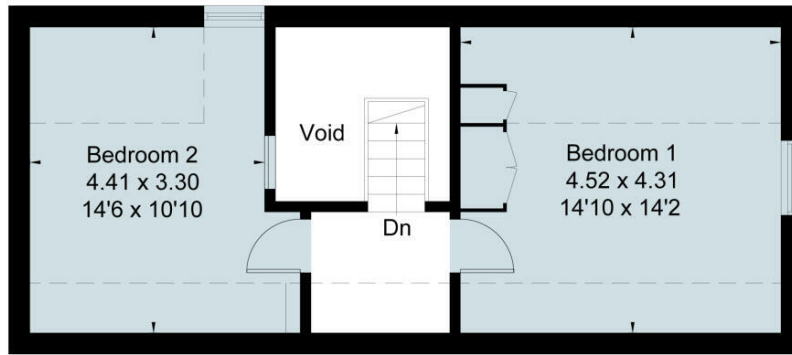
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



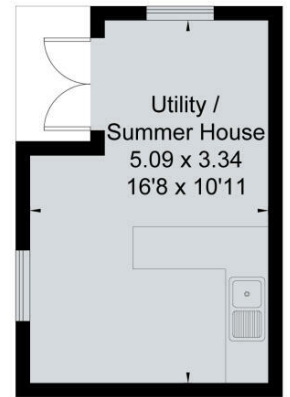
Approximate Floor Area = 102 sq m / 1098 sq ft
 Outbuilding = 15.1 sq m / 162 sq ft
 Total = 117.1 sq m / 1260 sq ft (Excluding Void)



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #62821

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		48
(21-38) F	23	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk