



Hunters Moon

Manby

M A S O N S
— Celebrating 175 Years —



Hunters Moon

Grange Lane, Manby, Louth
LN11 8HF

Quiet no through road in popular village

Walking distance to post office and mini supermarket

Superb sun room with roof lantern

7 Minute drive to Louth

Meticulously maintained south facing garden

Open outlook to front with ample parking

High quality finish with engineered oak floors

Versatile home

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Ideally positioned in the popular village of Manby towards the end of a no-through road and benefitting from excellent open farmland views to the front, this versatile two/three bedroom, semi-detached bungalow is presented in superb and extended condition with meticulously maintained gardens and ample off-road parking. The property comprises a smart fitted kitchen, dining room and sun room to rear. Off the central hallway are two large double bedrooms and lounge/bedroom 3 and a family bathroom. The rear garden enjoys a southerly aspect with summer houses and potting shed/workshop and vegetable gardens. All ideally positioned just a short walk to the nearby post office and mini supermarket with the larger Louth market town only 7 minutes by car.

A well designed and remodelled bungalow believed to date back to 1965, being of brick construction with pitched roof covered in concrete interlocking tiles with later rear extensions. The property has fully double-glazed uPVC windows and doors with matching uPVC soffits, fascias and guttering. Heating is provided by way of a Worcester gas-fired central heating boiler.





The property is accessed through a part-glazed uPVC door leading into a central L-shaped hallway with engineered oak flooring, a built-in cupboard, and coat hooks on the wall. From here, there are doors to the principal rooms.

The kitchen offers a range of Shaker-style ivory units with chrome knobs and solid oak work surfaces, complemented by attractive tiled splashbacks. It is equipped with a white ceramic sink, space for a slimline dishwasher, a DeLonghi double oven, a four-ring gas hob, and a chrome extractor fan. There is also smart chrome shelving and a Worcester gas boiler. A window overlooks the side driveway, with space for a breakfast table. Marble-effect flooring completes the look.



The lounge, which can also serve as a third bedroom, is a spacious room with windows on two sides offering views across open farmland. It features engineered oak flooring and neutral decor. The dining room, benefiting from a southerly aspect, enjoys superb views of the rear garden and has doors leading to the patio. It connects to a bright sunroom with a roof lantern allowing natural light to flood the space. The sunroom also includes a utility area with a resin sink, plumbing for a washing machine, and tiled splashbacks. Patio doors provide access to both the front driveway and rear patio.



There are two bedrooms, both of which are generously sized. The rear bedroom has views over the garden, while the front bedroom boasts views across open farmland. Both rooms have engineered oak flooring, neutral decor, and built-in storage in the front room.

The family bathroom is equipped with a white suite including a low-level WC, wash basin, and panelled bath with a Triton electric shower. Metro-style blue tiles line the wet areas, and there is a heated towel rail, spotlights, and an extractor fan. The airing cupboard provides convenient storage.







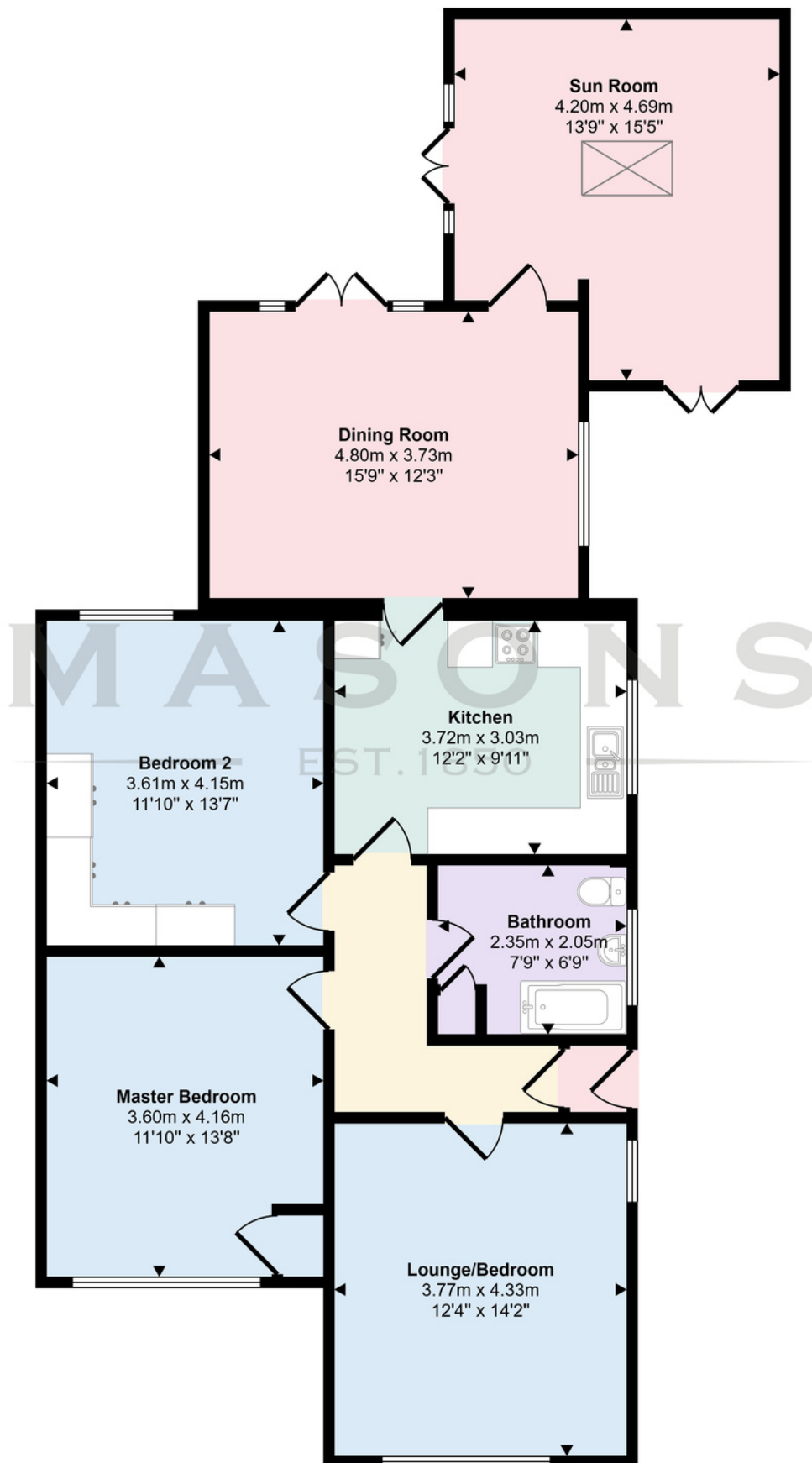
The property also includes a potting shed/workshop attached to the rear, constructed with a solid brick base, uPVC windows, and a roof that provides ample space for both gardening and working.

The front of the property features a long, concrete driveway offering parking for multiple vehicles, along with a newly graveled area providing additional parking space. There is an outside tap and a dedicated bin storage area.



The rear garden, which enjoys a southerly aspect, is well-maintained with a large lawn, planted borders of mature shrubs, trees, and bulbs. It features a paved patio, ideal for al fresco dining, and two greenhouses along with four raised vegetable beds for avid gardeners. A smart seating area leads to a large summer house, which is ideal for relaxing or dry storage. Another smaller summer house serves as a garden store. The garden also includes a composting area and water butts for irrigation.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Manby

Vibrant village life

Manby is a sizeable and well serviced village which merges with the adjacent village of Grimoldby. Together these villages provide a local mini supermarket, Post Office, and Primary School. The market town of Louth is approximately 5 miles away and has 3 markets each week, a range of shops, highly regarded schools including the King Edward VI Grammar school, a cinema, a theatre, bars, restaurants and cafes. The area has many footpaths for walkers and the coast is just a few miles from the property at its nearest point, with access to open sandy beaches and nature reserves along the dunes. The main business centres are in Lincoln (approx. 30 miles) and Grimsby (approx. 19 miles).



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///riskiest.outline.campsites

Directions

From Louth take the Legbourne Road away from the town and at the roundabout take the first exit along the B1200 road. Follow the road for some distance and upon arriving at Manby Middlegate, continue to the traffic lights and turn right along Carlton Road. Follow the road for a short distance and take the left turn into Grange Lane where the property will be found towards the end on the right.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

M A S O N S

EST. 1850

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