



Linden Lea

Manby

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1, Church Lane, Manby
Louth, Lincolnshire LN11



An individual, extended detached family house

Attractive, mature village setting

Facing the 13th Century Church of St. Mary

Bright, airy and well proportioned rooms

4 double bedrooms (one on the ground floor)

Bathroom and ensuite shower room

2 reception rooms, vaulted beamed ceiling

Bi-folding French doors onto side patio

Hallway, cloaks/WC, large kitchen

Breakfast area, utility and rear conservatory

Large, established gardens, greenhouse and sheds

Spacious gated forecourt - ample parking space

Integral garage and workshop, boiler store

Gas central heating system, DG windows

Positioned in an attractive, mature tree-lined setting, this detached family house has been extended to provide a ground-floor, fourth double bedroom with en suite shower room and a second reception room with vaulted ceiling, together with patio doors and semi-open plan with the original lounge adjacent. The light and airy accommodation includes a good size hall with cloaks/WC, a long kitchen, a conservatory with breakfast area, utility room and three first-floor double bedrooms with landing and bathroom. uPVC double-glazed windows (many renewed), gas central heating system and attractive established gardens of excellent size. Spacious parking forecourt and motorised garage double door to the garage and workshop area with boiler/store room at the rear.

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The Property

The owners' records indicate that the plot upon which Linden Lea stands was previously farmland and the plot was sold to an RAF pilot on the 12th January 1967 following which, completion took place in November of that year and then construction began. The house has brick-faced cavity walls beneath a pitched timber roof structure and the original house has been subsequently extended to create a ground floor double bedroom suite and additional living room.

The property has a gas-fired central heating system with boiler installed approximately four years ago with a ten year guarantee, together with annual servicing. The windows are uPVC double glazed and the majority were replaced in August 2025 with a ten year guarantee. The property stands in a mature tree-lined setting opposite the church, and the large trees within the front garden have recently been taken back to allow light back into the front garden, which includes a spacious gravel forecourt, providing parking space for several cars and giving access to the garage.

From here, tall double gates allow drive-through access into the side and rear area of the plot and the attractive garden to the rear and opposite side. There are two garden sheds, a Rhino greenhouse, kitchen garden, patios positioned to enjoy the sun throughout the day as it travels around the property, and an integral store room within which the central heating boiler is located. A motorised remote-control double door gives access to the garage, which is currently used mainly for storage but could house one small and one larger car if required.

The rooms are light and airy with a particularly spacious semi-open plan lounge and dining room, the latter having a vaulted ceiling and bi-folding French doors onto the afternoon and evening patio. The new ground floor double bedroom has an en suite shower room and the remaining three double bedrooms are located on the first floor, together with a family bathroom which has a bath and shower. Adjoining the long kitchen with extensive units, there is a breakfast area open to the conservatory at the rear and a utility room connecting the accommodation with the garage.





Ground Floor

A **recessed porch** at the front of the property has lanterns to either side of the white uPVC, four-panel front door with arched, double-glazed fanlight and full-height, double-glazed side panels to the **entrance hall**. This is a bright and spacious reception area with an oak-effect, laminated floor covering (Balterio Tradition Quattro) which continues through into the lounge and dining room. There is a radiator in a decorative case, coved ceiling with ceiling light point and white, six-panel doors leading off to the lounge, kitchen and a cloakroom/WC, together with an understairs store cupboard which has a light, shelving and wall hooks. A staircase with wrought iron balustrade painted in light grey with a white handrail leads up to the first floor.

The **cloakroom/WC** has a white suite comprising a low-level, dual-flush WC and a corner vanity wash hand basin with cupboard beneath in white. There are part-ceramic-tiled walls, coved ceiling with light and a window to the front elevation with tiled sill.





The **lounge** has a large window allowing light to flood into this reception room and providing views towards the trees which surround St. Mary's church opposite. There are two radiators, two floating wall shelves and the room is semi-open plan with the dining room through a wide arch and has a coved ceiling with light and dimmer switch.



The **dining room** is an impressive second reception room with a tall, beamed, vaulted ceiling and exposed natural brick wall to one side, while opposite there are bi-folding, four-panel French doors to the patio at the side of the house which enjoys the sun in the afternoon and evening. To the side is a tall designer radiator in white and there is a light point to the purlin beam over.





A door leads from the dining room to the **ground floor bedroom 2**, which is a spacious double room with coved ceiling and three spotlights on dimmer switch. A rear window overlooks the garden and there is a large double radiator, together with a connecting door to the en suite shower room.

The **ensuite shower room** has a ceramic-tiled floor and ceramic-tiled walls extending into a wide shower cubicle with sliding, glazed screen doors and a thermostatic mixer unit with handset and rail. The white suite comprises a low-level, dual-flush WC and pedestal wash hand basin with mirror cabinet and shelf over, together with wall light above. The ceiling is coved and there is a rear window with mosaic-tiled sill, matching a border to the wall tiling. Chrome ladder-style radiator/towel rail.



Positioned at the rear of the house with window overlooking the rear garden, the **breakfast kitchen** is an excellent size and has an extensive range of units finished in beech style with granite-effect, roll-edge work surfaces and splash-backs having mosaic tiling over and a black composite, one and a half bowl sink unit with chrome lever mixer tap inset. The units include base cupboards, a drawer unit, wall cupboards with pelmet and high-level lighting, a tall unit which will house a refrigerator if required and two windows to the rear elevation with roller blinds. The floor is ceramic tiled and there is a radiator, coved ceiling and six spotlights to two ceiling fittings. At one side there is space with plumbing for a dishwasher and the owners keep the mobile digital control and thermostat for the central heating system here but this can be moved around the house.





An opening leads through to the **breakfast area** adjacent, which is open plan with the **conservatory** at the rear and has a ceramic-tiled floor, wall shelving and double-glazed windows in the conservatory from floor level, together with polycarbonate roof, radiator and seven spotlights to two ceiling fittings.



A walk-through opening leads to the **utility room**, which has a range of units in white, comprising base cupboards, wall cupboards, (one glass-fronted) and roll-edge, granite-effect work surfaces with a stainless steel, one and a half bowl sink unit and mixer tap. Beneath the work surface there is a recess and plumbing for washing machine and a further recess, whilst opposite is a Beko fridge/freezer set into a wall recess. A part-glazed door leads to the garage.



First Floor

The first-floor **landing** is spacious and bright with a window on the side elevation, having roller blind. The wrought iron balustrade leads around the stairwell to form a gallery and there is a trap access with drop-down ladder to the roof void. The ceiling is coved with a three-branch light and there are six-panel doors leading off to the bedrooms, bathroom and a good size linen cupboard with slatted shelving.



The **main bedroom** is positioned at the front of the house and is a bright and very spacious room with lovely view towards the church and wooded surroundings. The ceiling is coved with four spotlights to a ceiling fitting and there is a full-length range of wardrobes in cream paintwork having clothes rails, shelf compartments and high-level cupboard over.







The **third bedroom** is located at the rear and is also a spacious double room and particularly bright, with a high-level side window and a wide rear window overlooking the main garden. This room has a radiator, coved ceiling with four spotlights to ceiling fitting on dimmer switch and a contemporary, circular, white wash hand basin with a glazed and stainless steel pedestal, tall chrome pillar tap with lever, ceramic-tiled splash-back and wall light over.



The **fourth bedroom** is at the front of the house and presently a study for the current owners but would take a double bed or could be a spacious single bedroom. There is a window on the front elevation presenting attractive views as from the main bedroom and the ceiling is coved with light point. A door opens into a shelved, over-stairs store cupboard and this room has a radiator.





The **family bathroom** is a good size with a white suite comprising a panelled bath with grips and shower fittings to the mixer tap, a large glazed and ceramic-tiled shower cubicle with mixer unit, handset and wall rail and a modern vanity unit enclosing the cistern of a low-level, dual-flush WC with marble-style, roll-edge top and vanity wash basin, having pillar lever tap.

The floor is vinyl-tiled and there is a radiator, ceramic-tiled walls up to the coved ceiling with downlighter spotlights and a ceiling light point. There are also two wall lights, each with shaver socket and a tall, mirror-fronted cabinet. A window on the rear elevation has a ceramic-tiled reveal and roller blind.

Outside

At the front of the house, double five-bar timber gates open onto a spacious parking forecourt for several vehicles and with ample room to turn, whilst also giving access to the **garage**.

A remote-control, motorised double door opens to reveal space for a small car on one side and a larger car adjacent, though the latter is presently used for storage and as a **workshop area**.

There is a range of wall cupboards, wall shelving, a single-glazed side window over a work bench and strip lighting, together with power points. An RSJ beam is ideal for lifting purposes if required and there is a metal-cased electricity consumer unit with MCBs and electricity meter, (the gas meter is outside at the rear of the house).

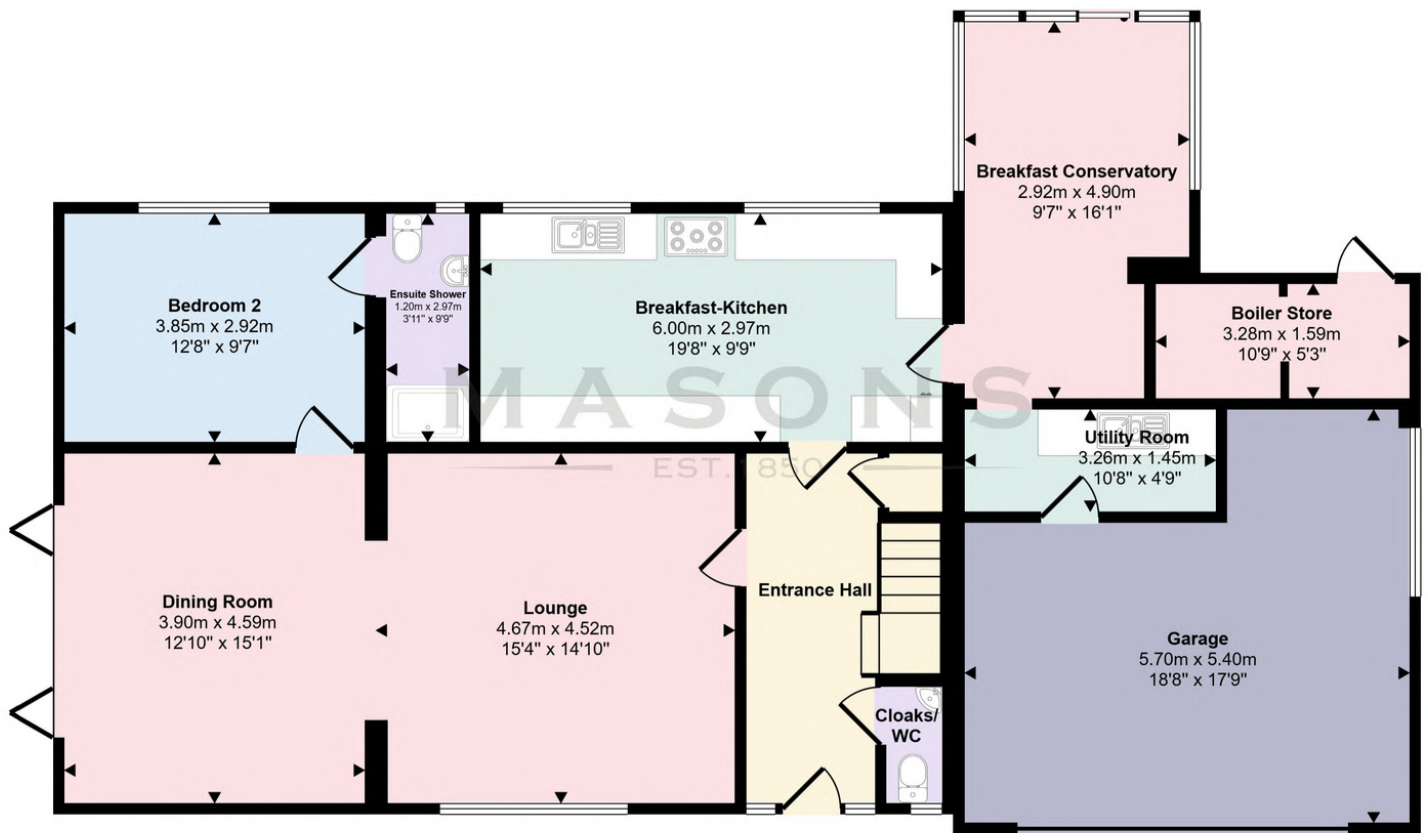


On the left side of the front garden there is a screen door and decorative fencing to the afternoon and evening patio, whilst on the opposite side of the house, tall double gates allow drive-through access to a paved area at the side of the garage. There is an outside tap here and space to store wheelie bins, with the facility to bring a trailer/caravan etc. into this area for secure storage if required. Useful garden stores adjacent.

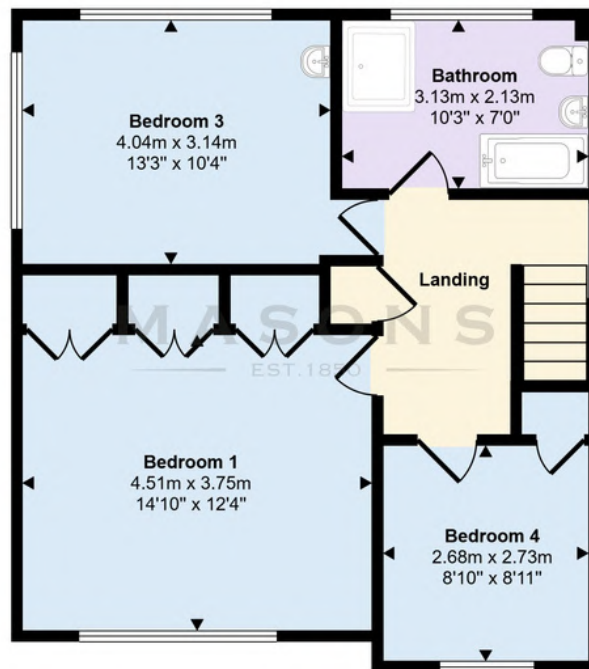
The main garden is positioned at the rear and extends around the left side with main area laid to lawn and a number of patios arranged to enjoy the sun at different times of the day as it travels around the property. By the side of the conservatory there is a canopy creating a covered seating area and the garden is full of a variety of established ornamental trees, shrubs and bushes, together with a kitchen garden having raised beds for vegetables. Adjacent, there is the **Rhino greenhouse** with green frame and the enclosed side patio adjoining the bi-folding French doors from the dining room.







Ground Floor
Approx 141 sq m / 1519 sq ft



First Floor
Approx 58 sq m / 625 sq ft



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

A Perfect Place to call Home

Manby is a medium size village located in the East Lindsey district of Lincolnshire, England. The village is situated approximately 5 miles north-west of the town of Louth and is a quiet and peaceful village that is surrounded by open countryside, making it an ideal location for those who enjoy outdoor activities such as walking, cycling, and horse riding.

One of the main attractions in Manby is the historic St. Mary's Church, which dates back to the 13th century. The church is a Grade II listed building and features a beautiful stained glass window that was designed by the famous artist, Edward Burne-Jones.

Manby is also home to a number of local amenities, including a post office, a village hall, and a primary school with a mini supermarket where the village directly adjoins neighbouring Grimoldby. School buses take children to the Louth academies and the King Edward VI grammar.



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 (26 miles) and Grimsby (16 miles).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 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 C

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:///shirtless.solved.vacancies

Directions

Proceed away from Louth along the Legbourne Road and after passing the garden centre, at the roundabout take the first exit along the 1200. Follow the road for several miles and at the Manby Middlegate traffic lights, turn right along Carlton Road. Continue past the post office and through the S bend, then take the left turn along Church Lane, where Lindonlea is the first property on the left side.

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.

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