



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Oak Lodge  
Carlton Road  
Manby  
LN11 8UF**

**Offers in the Region Of  
£495,000**

Set on 0.37 acres close to the centre of the scenic commuter village of Manby, complete with Ménage and horse shelter is this stunning completely refurbished FIVE BEDROOM detached house. With gated access from a private shared road, this outstanding offer generous ground plus off road parking by or four or more cars plus caravan etc. internally the property ticks all the boxes and more with stunning open plan kitchen breakfast diner living room, separate lounge, utility, boot room and cloakroom to the ground floor with five double bedrooms plus family bathroom and master en suite to the first floor. With almost everything replaced and renewed in the last two years including kitchens, bathrooms, boiler, radiators, Karndeem flooring and new fencing this property presents a rare opportunity for the discerning buyer. To top it all the property also comes with its own 40 foot underground air raid shelter that could be converted to use! Book your viewing now to avoid disappointment on this keenly priced family home!

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#### Entrance hall

11' 7" x 6' 11" (3.54m x 2.11m)

A beautiful entrance hall has Kardeen wood effect flooring, stylish grey wallpaper decor to coving, a frosted composite stable door and window, ceiling light and radiator seat.

#### Lounge

22' 0" x 15' 0" (6.70m x 4.58m)

A large lounge has two areas, a seating area into one side with Kardeen flooring and another side with a more cosy grey carpeted area. The room has stylish decor to coving, open fireplace with a wood surround, two uPVC windows to front and back, radiator and two pendant lights.

#### Kitchen breakfast room

11' 11" x 17' 8" (3.62m x 5.39m)

Open plan to the living room, the kitchen only recently fitted by highly reputable local firm Murdock Troon is quite stunning a huge island unit with butchers block work top encompassing breakfast bar dominates the centre with wall and base units and matching work top to two sides with double ceramic white sink. The room has space for a large Range cooker with hood over, fitted dishwasher and space for tall fridge freezer. The room has Kardeen wood effect flooring, uPVC bay window with blinds and uPVC window to the rear and pendant light.

#### Living dining room

16' 11" x 17' 9" (5.16m x 5.42m)

Formerly the garage and now converted with two uPVC windows to the front and uPVC French doors to the side patio area, the room offers two distinct areas for both eating and lounging. The room has Kardeen wood effect flooring, stylish decor to coving, ceiling and wall lights and is open plan to the kitchen breakfast room.

#### Boot room

17' 4" x 5' 2" (5.28m x 1.58m)

The former utility room is now used as a boot room with built in storage and space for things like shoes and jackets etc. An extended part of this has a sink. There are two uPVC windows to the rear and a composite stable door, neutral decor, coving, pendant light, wood laminate and radiator.

#### Stairs and landing

The stairs and landing have a gold carpet with grey decor to the coving. There are two uPVC windows to each side of the house, two ceiling lights, radiator, three wall lights and utility closet with plumbing and space for both washing machine and dryer.

#### Bedroom One

13' 9" x 11' 11" (4.18m x 3.63m)

The main bedroom has uPVC window to the front, grey carpet, stylish gold and white decor to coving, pendant light and radiator.

### En suite

8' 0" x 4' 10" (2.43m x 1.48m)

With large shower, white corner sink and matching WC, the shower room has grey aqua boarded splash back walls, ceiling light, grey and white vinyl floor, uPVC frosted window to the side and radiator.

### Bedroom Two

11' 9" x 17' 2" (3.58m x 5.23m)

The second bedroom has wood laminate with pink decor and feature wall to coving, uPVC window, pendant light and radiator.

### Bedroom three

11' 5" x 17' 2" (3.48m x 5.23m)

The third bedroom is almost a mirror of the second and has uPVC window to the front, wood laminate flooring, pink decor to coving, pendant light and radiator.

### Bedroom Four

7' 3" x 9' 8" (2.22m x 2.94m)

In the centre to the front of the house the fourth bedroom is a good size with grey carpet, grey decor to coving, pendant light, uPVC window to the front and radiator.

### Bedroom Five

6' 11" x 12' 11" (2.12m x 3.94m)

To the back centre of the house with uPVC to the rear has blue decor to coving, grey carpet, radiator and pendant light.

### Family Bathroom

7' 11" x 6' 7" (2.42m x 2.01m)

The family bathroom has bath with shower over and glass screen, matching white WC and sink, grey and white vinyl floor, grey aqua boarded splash backs, neutral decor, frosted uPVC window to the rear with blind and vertical radiator.

### Rear and side garden

Enclosed with new timber fencing on all sides and with conifers around the perimeter on the outside which also belong to the property, the rear and side garden is laid primarily to grass with slab and gravel patio to the side of the property and concrete path leading from a side gate and wrapping around the property. Separated from the main garden by a picket fence and gate is a area currently designated for a dog run which also has timber storage shed. The other side of the house is used as a bin and log store and is partially enclosed. The other bonus to this garden is that it has an original RAF bunker measuring about 40 feet in length with original stairs case going down to it. This has the potential to be utilized if desired.

### Driveway and parking

With tall timber gated access a gravel driveway leads to an open graveled area that has space for four or more cars plus or a camper van or such likes.

### Manage and horse shelter

Measuring approximately 0.13 acres of the overall plot the manage has new fencing to all sides and with gated access to a horse shelter and cleaning area. The area has mature trees.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

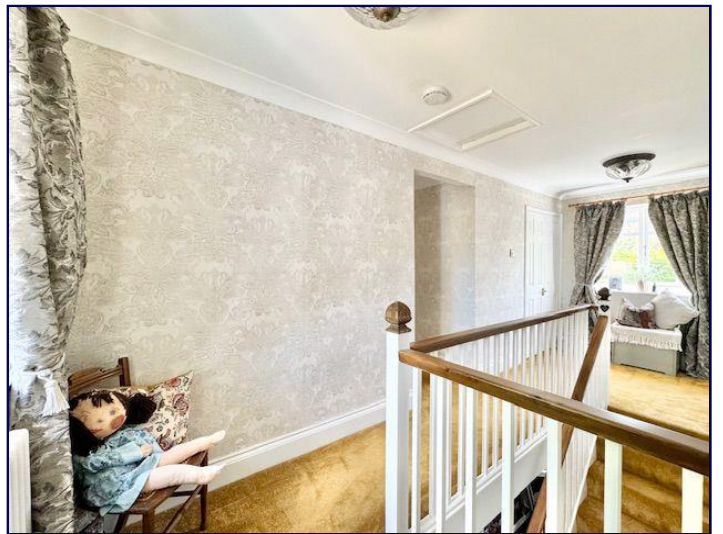
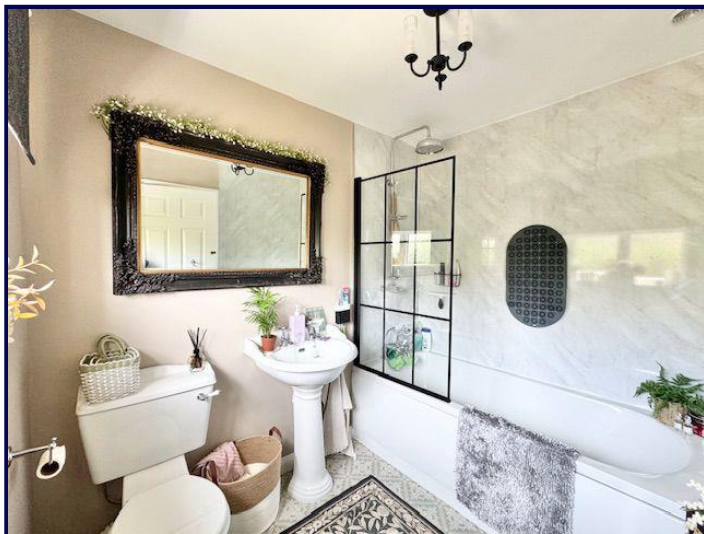
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band : To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)





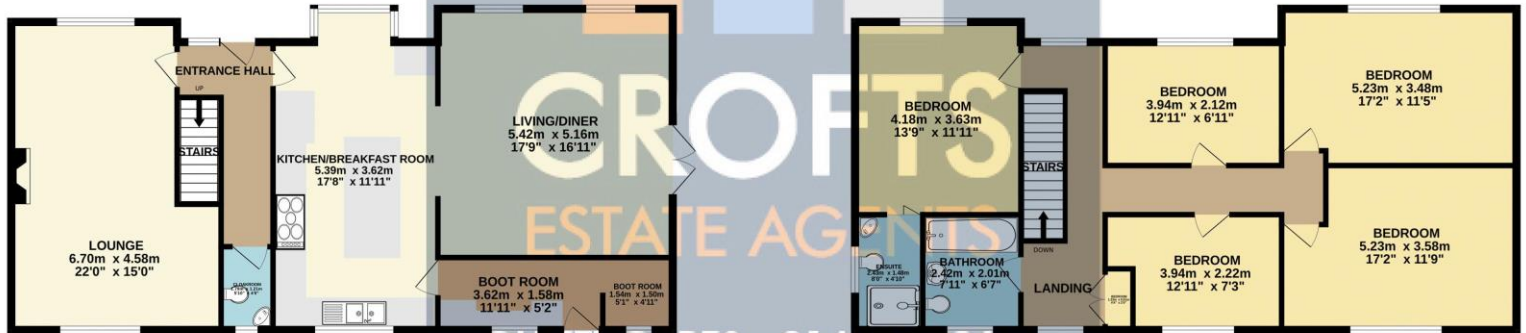


**OPEN 7 DAYS A WEEK**

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)  
Friday 9am to 6.00pm  
Saturday 9am to 3.00pm  
Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
97.1 sq.m. (1045 sq.ft.) approx.

1ST FLOOR  
96.2 sq.m. (1036 sq.ft.) approx.



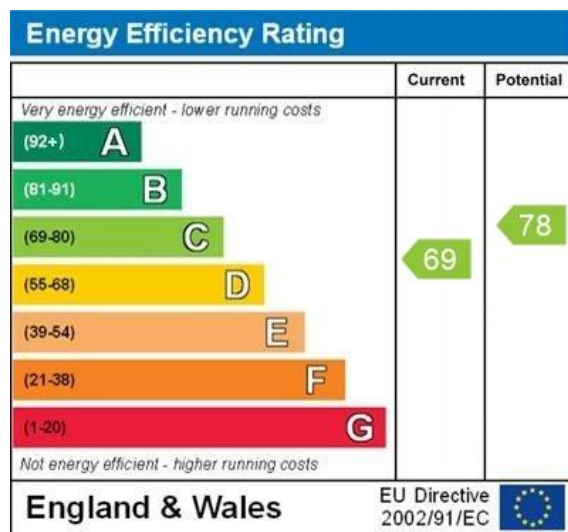
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TOTAL FLOOR AREA: 193.3 sq.m. (2081 sq.ft.) approx.

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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