



CHOICE PROPERTIES

Estate Agents

Linden House Park Lane,
Manby, LN11 8US

Reduced To £465,000



Choice Properties are pleased to present for sale this spacious and beautifully maintained detached house with the addition of a self contained two bedroom annex. Situated along a private drive in the peaceful village of Manby within close distance to both the coast and the popular market town of Louth, the property further benefits from two driveways, garage and privately enclosed gardens. Early viewing is advised to appreciate the vast amount of space on offer.

The abundantly light and bright accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

Entrance Hall

7'01" x 8'06"

uPVC entrance door leading into the entrance hall with tiled flooring and doors to:

Downstairs WC

6'00" x 3'01"

Fitted with a WC with dual flush button, hand wash basin with single hot and cold taps, partly tiled walls and an extractor fan.

Dining Room

13'04" x 19'02"

With wood effect laminate flooring, wall and centre lighting, stairs to the first floor and an under-stair storage cupboard. Dual aspect windows.

Reception Room

19'01" x 13'09"

Light and airy reception room fitted with wood effect laminate flooring, a large window to front aspect, double opening 'French' doors to veranda, a gas fire set in a portland stone surround, wall lighting, a TV aerial and telephone point.

Kitchen

18'11" x 8'05"

Fitted with a range of wall and base units with solid wood worktops over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a freestanding 'Range' style cooker with extractor hood over, integrated 'Neff' appliances, under-cupboard lighting, wine rack and rear uPVC stable door. Door to Annex.

Landing

Grand and spacious landing with fitted wardrobes providing essential storage, a built in storage cupboard; perfect for shoes and household items, loft access and doors to:

Bedroom 1

17'08" x 18'02"

Remarkably spacious double bedroom with vaulted ceiling and feature beams. Double aspect windows and a hand wash basin with single hot and cold taps; built into vanity.

Bedroom 2

17'00" x 13'09"

Spacious double bedroom with a double built in storage cupboard and door to:

En-suite Shower Room

7'05" x 8'03"

Fitted with a three piece suite comprising a shower cubicle with electric 'Aqualisa' shower, wash hand wash basin with mixer taps and WC with dual flush button built into vanity unit. Tiled walls. 'Velux' window. Electric shaver point.

Study/Bedroom 3

7'01" x 8'08"

With laminate flooring and 'Velux' window.

Bathroom

5'06" x 8'04"

Fitted with a panelled bath tub with mixer tap and shower attachment, hand wash basin with mixer tap, tiled walls, extractor fan, 'Velux' window and a shaver point.

Upstairs WC

2'05" x 5'02"

Fitted with a WC with cistern lever and corner hand wash basin with mixer tap, partly tiled walls, extractor fan and a shaver point.

Annex

Entrance Hall

4'04" x 4'09"

The annex's front uPVC door leads into the entrance hall, with tiled flooring, stairs to the first floor and doors to:

Reception Room

11'04" x 14'11"

Light and airy with a bay to front aspect, laminate flooring, an electric feature fireplace, and wall lighting and a TV aerial.

Inner Hallway

3'00" x 6'09"

With laminate flooring, a storage recess with railing and doors to:

Dining Room

11'04" x 13'09"

With wood effect laminate flooring and wall lighting.

Kitchen

16'10" x 8'04"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring induction hob with stainless steel extractor hood over, integrated electric oven, plumbing for a washing machine, space for a freestanding fridge/freezer, Terracotta tiled floor. Rear uPVC door and the kitchen also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems for the annex.

Shower Room

5'11" x 5'01"

Fitted with a three piece suite comprising a shower cubicle with electric shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring, partly tiled walls, shaver point and an extractor fan.

Landing

11'05" x 3'07"

With laminate flooring, a built in triple wardrobe, built in single storage cupboard, storage recess with railing and doors to:

Bedroom 1

10'10" x 21'08"

Remarkably spacious double bedroom with laminate flooring, wall lighting, double aspect windows and an electric feature fireplace. Bedroom 1 further benefits from built in wardrobes which are fully accessible for storage with sliding mirrored doors. Loft access for the annex can also be gained from Bedroom 1. The loft is fully boarded with a pull down ladder and lighting.

Bedroom 2

11'04" x 8'10"

Double bedroom with laminate flooring. Recessed shelving.

Bathroom

6'05" x 6'11"

Fitted with a three piece suite comprising a 'P' shaped jacuzzi bath tub with mains fed shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, heated towel rail, tiled flooring, tiled walls and a shaver point.

Driveways

Two driveways to the front of the property, both laid with shingle, providing off road parking for multiple vehicles.

Garage

17'09" x 18'03"

With a side window, timber doors to front aspect, power and lighting and the garage also houses the wall mounted 'Biasi' combination boiler.

Garden

This property boasts a generously sized, south-facing wraparound garden, thoughtfully designed for low-maintenance outdoor living. Predominantly paved, the space offers a practical yet inviting setting, ideal for entertaining or relaxing in the sun. Raised planter beds provide structure and seasonal colour, complemented by an array of well-established plants and shrubs that add charm and greenery throughout the year. The garden also features a dedicated seating area, perfect for al fresco dining, a greenhouse for keen gardeners, and convenient access to a workshop, making this outdoor space both attractive and functional.

Tenure

Freehold.

Viewing arrangements

By appointment through Choice Properties on 01507 860033.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

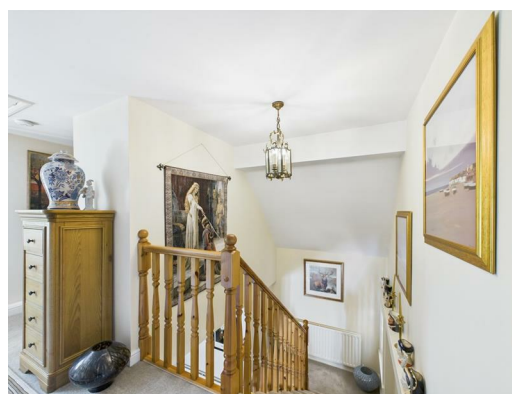
LN9 6PH

Tel. No. 01507 601 111

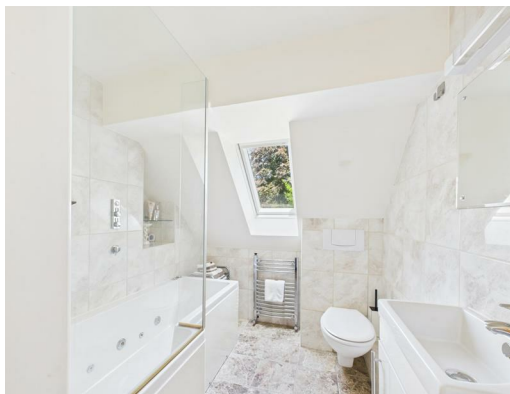
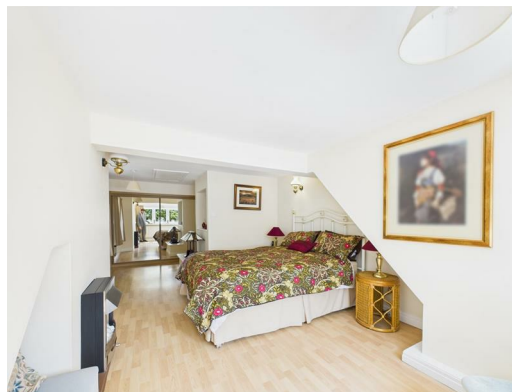
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band F.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.











Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
3071 ft²
Reduced headroom
245 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Head out of Louth via Legbourne road and then turn left at the round-a-bout. Continue on the B1200 (Manby Road). At the crossroads turn right onto Carlton Road. Continue on Carlton road and then turn right opposite the church, onto Park Lane and Linden House can be found a short way down on your right hand side.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

