

**TES**  
PROPERTY



**PARK LANE, MANBY, LOUTH, LN11  
OFFERS IN THE REGION OF £500,000**



We are delighted to offer for sale 'Linden House' situated in the popular village of Manby. The property offers a welcoming and light family home, providing spacious living accommodation throughout and positioned down a quiet lane in the well serviced village of Manby. The property offers a variety of large reception rooms and tastefully decorated bedrooms, with a modern kitchen with high quality units and lighting. The property showcases beautiful south facing gardens and a stunning veranda, the outside space nicely enclosed and benefits from having a double garage and parking for numerous vehicles.

The property also offers an annexe which provides separate living accommodation with 2 bedrooms and private driveway. The annex also contains a modern bathroom with superb jacuzzi bathtub and a modern kitchen with downstairs shower room. The annexe benefits from its own courtyard garden accessed from its side door and includes a raised flower beds and mature shrubs and trees.

A stunning property of this nature rarely comes to market and should be viewed to appreciate its size and potential.



### **Location**

The popular village of Manby is adjoined with the village of Grimoldby. It is approximately 5 miles from Louth, 20 miles from Grimsby and 30 miles from Lincoln.

It is well serviced with a wealth of amenities including a grocery store, a supermarket, an Italian restaurant, a coffee shop, a post office and a cricket club. As well as doctors' surgery, a nursery, a primary school and it's within the catchment of King Edward Grammar School.

The village also offers rural walks with a network of popular footpaths and beaches are only a short drive away.

### **School Catchment Area**

This property is in the catchment area for many primary schools, including Grimoldby Primary School, North Cockerington Church of England Primary School and East Wold Church of England Primary School.

As well as 2 secondary schools, Louth Academy & King Edward VI Grammar School.

### **Rear Lobby**

Terracotta tiled flooring, radiator, uPVC double glazed windows to side, uPVC door to rear

### **Kitchen**

19'2" x 8'5"

Range of wall, base and drawer units with under lighting and glazed unit, solid wooden worktops, tiled splashbacks, stone flooring, integral Neff products including fridge, dishwasher, freezer and washing machine and space for Rangemaster cooker. Radiator, uPVC double glazed windows to rear, leisure extractor fan and hood. 3 x light fittings, stainless steel 1 ½ bowl sink and drainer, single glass panelled window through to dining room.

### **Lounge**

19'0" x 13'9"

UPVC double French doors to front veranda, uPVC double glazed windows to front, radiator, coal effect gas fireplace with Portland stone fire surround, TV point, 4x wall lights, centre light with 5 bulb split, stained glass feature window, high polished laminate flooring, cupboard under the staircase.

### **Dining Room**

13'4" x 19'2"

uPVC double glazed dual aspect window, 3 x radiator, highly polished laminate wood effect flooring, understair cupboard, coving to ceiling, 6 wall lights, 2 centre lights.

### **Cloak Room**

Low flush w.c., wash hand basin, part tiled walls, extractor fan

### **First Floor Landing**

Sliding wardrobes to one wall, solid wood banister, loft access hatch, spotlights, storage cupboard with lighting.

### **Master Bedroom**

18'3" x 11'8"

Wooden beams to ceiling, uPVC double glazed windows to front and back ,radiator x2, wash hand basin with vanity unit, limited head height.

### **En-Suite**

Velux windows, fully tiled, w.c and wash hand basin in vanity storage unit, mirrored wall unit, shaver point, shower cubicle with Aqualisa electric shower, stainless steel tower radiator, limited head height.

### **Bedroom Two**

17'1" x 10'8"

Radiator, double wardrobe, uPVC double glazed window x2 (reduced head height at eaves)

### **Bedroom Three / Office**

5'3" x 8'9"

Wood effect lino flooring, radiator, Velux window, limited head height

### **W.C.**

Corner wash hand basin, low flush w.c, extractor, Linolite wall light, limited head height.

### **Bathroom**

Modern mosaic tile flooring, tiled walls, shaver point, Velux window, large bath tub with chrome mixer tap and shower rinser attachment, extractor, wash hand basin with mixer tap, limited head height.

### **Double Garage**

Barn doors to front, consumer unit, Biasi combination boiler

### **Annexe**

Accessed from main house kitchen or separate access to side of the property.

### **Shower Room**

Low flush w.c, wash hand basin with vanity unit, wall unit, shower cubicle with electric shower, uPVC frosted window to rear, extractor, radiator, fully tiled.

### **Kitchen**

16'10" x 8'5"

Terracotta tiled flooring, uPVC double glazed door to rear and window to side, range of wall, base and drawer units, roll top worktop, 4 ring electric hob with stainless steel extractor over, electric oven with space for microwave above, cupboard housing Worcester boiler, stainless steel 1 ½ bowl sink and drainer, 2x radiator.

### **Dining Room**

11'5" max x 13'10"

Wood effect flooring, large uPVC double glazed windows to front, radiator 2x wall lights

### **Lounge**

14'11" max x 11'5" max

Electric fireplace, radiator, dual aspect uPVC double glazed window to front and side.

### **Master Bedroom**

22'1" max x 11'5"

Fitted mirrored wardrobe and cupboard with hidden storage behind with lighting, 2x radiators, electric fireplace, uPVC double glazed window to front, 3x wall lights (reduced head height at recess), single glazed panelled windows. Roof loft access.

### **Bedroom Two**

6'11" x 11'4"

Radiator, uPVC double glazed window to front, shelf in wall recess (limited headroom).

### **Bathroom**

Fully tiled, Velux window, stainless steel towel radiator, wall recess with glass shelf, wash hand basin in vanity unit and glass shelf, low flush w.c., Jacuzzi bathtub with shower over.

### **Side Garden (Annexe Side)**

Raised shrub garden with fence surround, gated, large wooden outbuilding with electricity supply, patioed garden.

### **Rear**

Rear walkway with fence surround leading to both side gardens with outside meter boxes, light, outside tap.

### **Veranda**

Solid porcelain tiles stretching the length of the property overlooking the south facing courtyard garden and laid to lawn garden, with mature shrubs and trees creating a vibrant and private garden.

### **Side Patio**

With large patio area, greenhouse, pathway leading to shed, fully enclosed by fencing with mature trees and plants, sensor lights.

### **Services**

Mains water, gas, drainage, electricity and gas are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### **Tenure**

The property is believed to be freehold and we await solicitors confirmation.

### **Total Floor Area**

295m<sup>2</sup> / 3176ft<sup>2</sup>

### **Council Tax Band**

East Lindsey Council Tax Band F

### **Brochure Prepared**

February 2023

### **Viewings**

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm



# MAIN HOUSE



# ANNEXE



# Linden House, Park Lane, Manby, Louth, LN11

Approximate Area = 3464 sq ft / 321.8 sq m (includes garage)

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 163.1 SQ M  
(1756 SQ FT)

**FIRST FLOOR**  
APPROX FLOOR  
AREA 158.7 SQ M  
(1708 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 890083

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		75	79
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

