

TES
PROPERTY



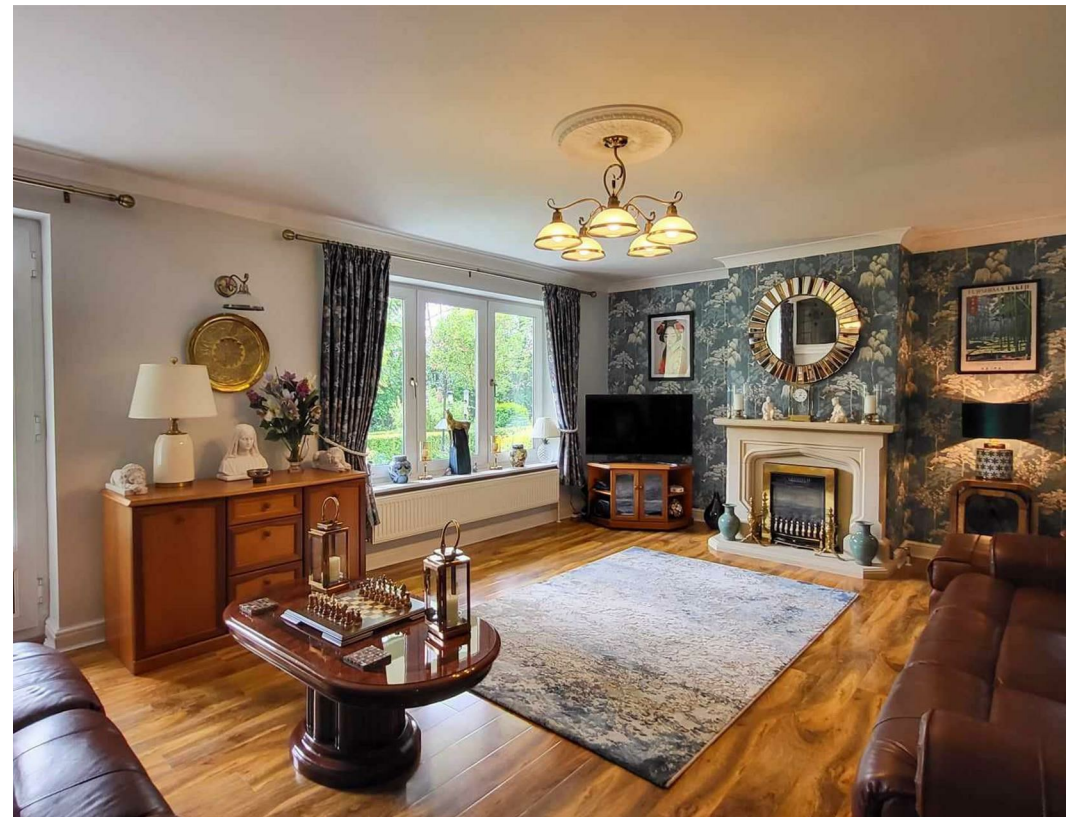
PARK LANE, MANBY, LOUTH, LN11
ASKING PRICE £479,000



UNEXPECTEDLY BACK ON THE MARKET! 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

295m² / 3176ft²

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

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



Certified
Property
Measurer

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

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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



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.

