



**Wood House Manby Middlegate, Grimoldby, LN11 8SU**

**Offers In The Region Of £324,995**

*\*No Onward Chain\**

*\*Part Exchange Welcome\**

TES Property bring to the market this spacious four bedroom detached house situated between the popular villages of Manby & Grimoldby, only 5.6 miles from the market town of Louth.

This pleasant property briefly comprises an entrance hall, utility, W.C, open plan kitchen/ living area with an additional living room, four bedrooms with an en-suite to bedroom one and a family bathroom. There is a sizeable driveway providing ample off road parking and leads down to a single garage, along with front and rear gardens.

With the added bonus of having 5 years guarantee left, viewing is highly recommended!



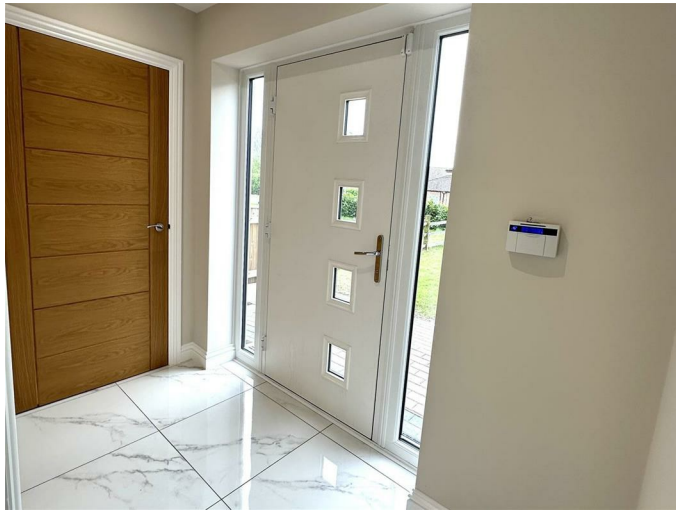
### **Location - Manby**

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.

### **Entrance Hall 10'2" x 4'1" (3.103m x 1.251m )**



Welcoming hallway with tiled flooring, storage cupboard and door into utility and kitchen /living area.

### **Utility 4'0" x 5'11" (1.22m x 1.82m )**



With work surface and space below for a washing machine and tumble dryer, uPVC double glazed window to the side, tiled flooring and a door into;

### **W.C 3'1" x 5'11" (0.95m x 1.82m )**



Fitted with a W.C and wash hand basin, tiled flooring and a uPVC double glazed privacy glass window to the side.

### **Open Plan Kitchen / Living Area**

### **Kitchen 12'8" x 7'11" (3.87m x 2.43m )**



Modern kitchen fitted with a range of wall, base and drawer units with worksurface over, tiled flooring, integrated fridge freezer, dish washer, electric oven, microwave and four ring electric with extractor hood above. There is an inset sink with mixer tap and a uPVC double glazed window to the rear.

**Dining / Living Area 15'0" x 14'0" (4.58m x 4.27m )**



Bright and airy open plan space with uPVC double glazed windows to the front and side, continuation of tiled flooring from the kitchen, door into the living room and access to the under stair storage cupboard.

**Living Room 22'0" x 10'11" (6.72m x 3.33m )**



With French doors leading out to the rear garden and uPVC double glazed window to the side.

**First Floor Landing**

With access to all first floor bedrooms and bathroom, loft access hatch and uPVC double glazed window to the side.

**Bedroom One 15'9" x 10'11" (4.82m x 3.33m )**



With uPVC double glazed window to the rear, a radiator and a door leading into;

**En-suite 3'2" x 7'5" (0.97m x 2.27m )**



Fitted with a modern three piece suite consisting of a W.C, wash hand basin and shower cubicle. The walls and floor are fully tiled, there is a uPVC double glazed frosted glass window to the side, heated towel rail and extractor.

**Bedroom Two 12'2" x 9'11" (3.71m x 3.03m )**



With uPVC double glazed window to the front and a radiator.



### **Bedroom Three 11'5" x 10'2" (3.49m x 3.12m )**



With uPVC double glazed window to the front, built in wardrobe and a radiator.

### **Bedroom Four 13'8" x 10'2" (4.18m x 3.12m )**



With uPVC double glazed window to the rear and a radiator.

### **Bathroom 5'9" x 7'4" (1.77m x 2.26m )**



Modern family bathroom fitted with a four piece suite

consisting of a shower cubicle, W.C, wash hand basin in vanity unit with mixer tap and a panelled bath. There is a uPVC double glazed privacy glass window to the side, a heated towel rail and is fully tiled.

### **Outside**



The property is fronted with a large block paved driveway which leads down to the garage and provides ample off road parking. The front garden is mostly laid to lawn with a slated area to the side.

The rear garden is secure with wooden fencing to the boundary and is mainly laid to lawn. A patio area provides the perfect place for dining and entertaining in the summer months. There are flower beds to the rear and a side gateway leading into the driveway.

### **Services**

Mains water, gas, drainage and electricity are understood to be connected along underfloor heating in five zones to the ground floor. 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.

### **Council Tax Band**

East Lindsey Council Tax Band: D

### **Brochure Prepared**

April 2024.

### **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

# Floor Plan

This drawing has been prepared for the purpose of allowing financing and in Building Regulation Approval only. The contractor is responsible for verifying the accuracy of dimensions and levels on site. The contractor is responsible for ensuring that the dimensions shown on this drawing are in accordance with the Building Regulation.

No warranty is made by the drawing that it is to be used in any connection with planning or building regulation applications and no liability is accepted by the architect for any such use. The drawing is not to be used for any other purpose without the written consent of the architect.

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**Proposed Ground Floor Plan**

**Proposed First Floor Plan**

**Proposed Section Through**

**Proposed Roof Plan**

**Preliminary Drawing**  
Subject to Planning & Building Control Approval

**DESIGNQUBE**  
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Mr Chris Fairburn  
Land at Former Manby Health and Leisure Site  
Manby Middlegate, Manby

Proposed Residential Development  
Proposed Plans & Section

SAB  
1 : 50 1 : 100  
August 2019

DQ-371 - Dwelling Type J2 - RH - Plans - Rev A  
A1

Rev A: 09/11/19: Rear elevation amended to brick stone

**TYPE J2 - RH**  
Plots 1, 2, 4, 32 & 33

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.