



BRITISH
PROPERTY
AWARDS

2024

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GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



The Admirals

Park Lane, Manby, Louth. LN11 8US

BELL

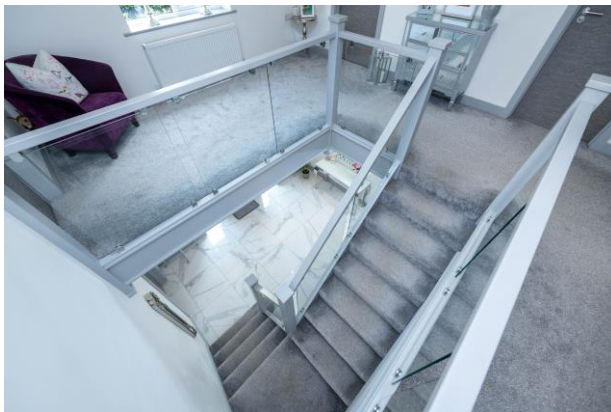




The Admirals, Park Lane, Manby

The Admirals is an executive family home of modern construction, built to a three-strong development of similar properties in the village of Manby. Providing spacious living accommodation, including excellently appointed kitchen and bathroom fittings, the property boasts excellent energy efficient credentials, highlighted by an EPC 'B' rating (including underfloor heating to the ground floor). Offered to market with no onward chain, this stunning contemporary home occupies an attractive plot with green woodland surrounds; enjoying gardens to the front and rear.

Bi-fold doors open out the rear patio from the dining room, which alongside the living room and breakfast kitchen provide an excellent open-plan living and hosting space to the rear. Further to this, there is a generous dual-aspect living room, and office / snug, to the ground floor, centred with a bright entrance hallway. Ground floor accommodation is completed by utility and cloakroom. With four double bedrooms, two having en-suite shower rooms including an excellent master suite (also enjoying use of a sizeable dressing room), the first floor includes and showpiece family bathroom. Externally, the property has use of a wide private driveway and turnaround, providing parking space for multiple vehicles, and access to the detached double garage with electric door.



ACCOMMODATION

Hallway having composite front entrance doors with wide full height double glazed side panels, spindle and balustrade with glass infill panels staircase up to first floor with built in under stairs storage space, tiled floor with under floor heating, ceiling spotlights and power points. Doors to downstairs accommodation including:



Lounge having uPVC double glazed windows to front and side aspect; tiled firebox with column log burning stove inset, carpeted floor, TV point, ceiling and spotlight fittings and power points.

Living Room having uPVC double glazed windows to side and rear aspects; tiled floor, TV points, ceiling spotlights and power points.

Dining Room having Bi-fold double glazed doors to rear aspect; tiled floor, ceiling lights and power points.

Breakfast Kitchen having uPVC double glazed windows to side and rear aspects; a good range of storage units to base and wall levels, central island and full height wall to side plus larder cupboard, sink inset to roll edge worktop with drainage furrows inset, AEG induction hob, Neff double oven, full height fridge – freezer. Tiled floor, lights to ceiling, including top unit with extractor and power points. Door to:

Utility Room with uPVC obscure double glazed patio doors to side aspect; storage units to base and wall levels, sink inset to roll edge worktop surface, space and connections for under counter washing machine, dryer and fridge. Wall mounted Viessman gas fired boiler, tiled floor, ceiling spotlights and power points. Door to:

Cloakroom comprising low level WC, wash hand basin, tiled floor and ceiling spotlights.

Bedroom / Office / Snug with uPVC double glazed windows to front aspect; carpeted floor, pair of built in storage cupboards, TV point, ceiling light and power points.

First Floor

Gallery Landing having uPVC double glazed window to front aspect; carpeted floor, built in storage spaces, radiator, ceiling spotlights with central light feature over staircase and power points. Doors to first floor accommodation:

Bedroom having uPVC double glazed windows to front aspect; carpeted floor, radiators, TV point, ceiling light and power points. Door to:

En suite Shower Room having wood effect flooring, shower cubicle with tiled surround, monsoon and regular head over, wash hand basin inset to storage unit, low level WC and ceiling spotlights.

Bedroom with uPVC double glazed windows to front aspect; carpeted floor, radiators, TV point, ceiling light and power points.





Family Bathroom having uPVC obscure double glazed window to side aspect; free standing slipper bath with tiled surround, column tap and shower attachment over, shower cubicle with tiled surround, monsoon and regular head over, wash hand basin inset to storage unit with tiled surround and illuminated mirror over and low level WC. Wood effect flooring, heated towel rail and ceiling spotlights.

Bedroom with uPVC double glazed window to rear aspect; carpeted floor, radiator, TV point, ceiling light and power points.

Master Bedroom having uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light and power points. Door to dressing room and to:

En-suite Shower Room having uPVC obscure double glazed window to rear aspect; walk in shower cubicle with monsoon and regular head over; tiled and wood effect surround, pair of wash hand basins inset to storage unit with board back, illuminated mirror over and low level WC. Wood effect flooring, heated towel rail, ceiling spotlights.

Dressing Room with uPVC obscure double glazed window to side aspect; carpeted floor, radiator, loft access hatch, ceiling spotlights and power points.



Approximate total area⁽¹⁾

2817.41 ft²

261.75 m²

Reduced headroom

5.58 ft²

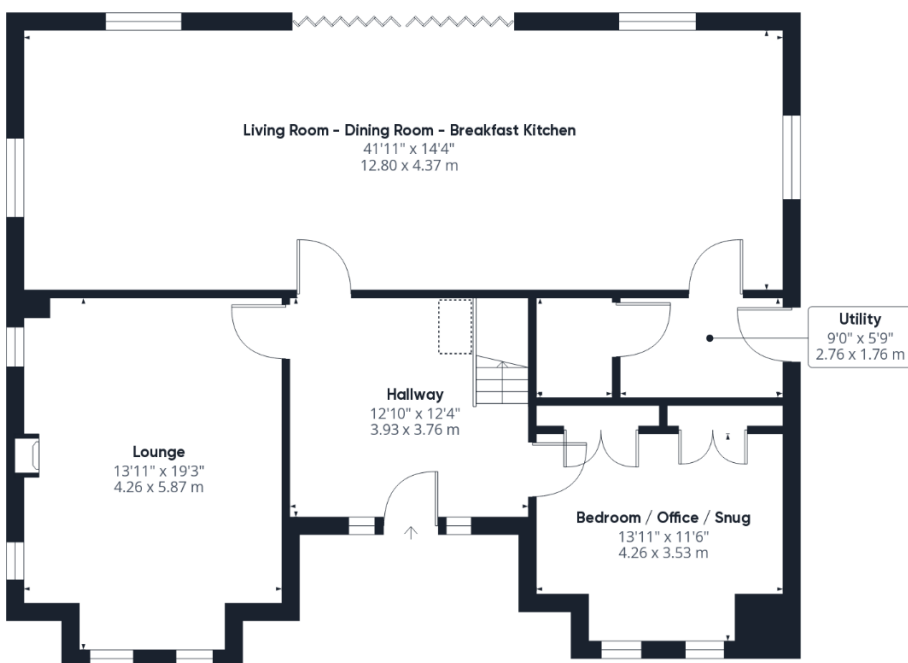
0.52 m²

(1) Excluding balconies and terraces

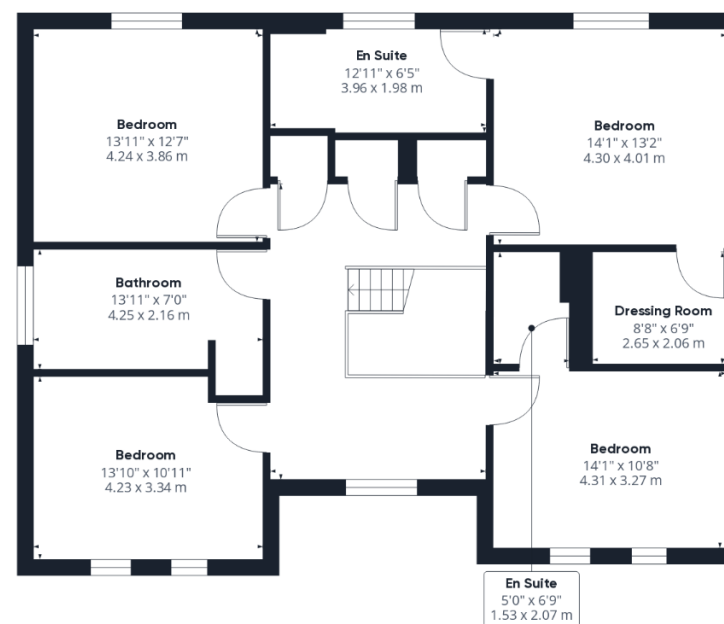
 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

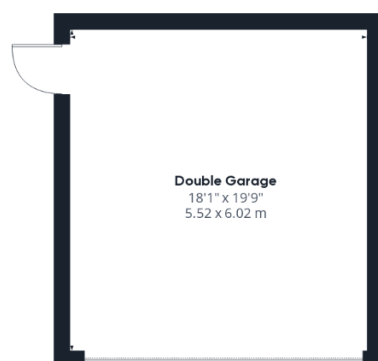
GIRAFFE 360



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



OUTSIDE

The property is approached via a brick paved driveway, leading to front turn around/parking bay, continuing up the side to provide wide driveway / parking space and leading to the **Double Garage** with electric roller shutter door to front, light to ceiling, multiple power points and uPVC double glazed personnel door to side.

The front garden is laid to lawn with laurel hedging established to the front and side boundaries. The paved driveway continues to form a perimeter path around the property; stepping up to paved storm porch with lights over.

The rear garden, contained by wood panel fencing and personnel gates to the sides, provides and child and pet friendly secure space. With sweeping lawn extending across the rear and around the double garage, the area is enhanced by the section of sleeper edged plant bed housing mature shrubs to the rear, with an excellent paved patio seating platform leading off the bi-fold doors to the rear.

The locale provides a number of established trees providing a green outer environment. The property sits back from Carlton Road by virtue of a woodland space and the site, on which three similar properties are housed, is contained by further laurel hedging to the front.

THE AREA

Manby is an ideal location for family living, providing local services and amenities alongside the adjacent village of Grimoldby, within walking distance for most of The Admirals. These include a Co-Operative store, post office, butchers and cafe. Louth, a popular Georgian market town with range of shops & businesses, plus a range of schooling including the prestigious King Edward VI's Grammar School, is within six miles; the towns of Alford (nine miles) and Mablethorpe (11) also close by – the latter sitting on the beautiful Lincolnshire coastline.

East Lindsey District Council -Tax band: F

ENERGY PERFORMANCE RATING: B

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY

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Brochure prepared 5.3.2024



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