

Buy. Sell. Rent. Let.



Vampire Road, Manby



3



1



3

When it comes to  
property it must be

  
lovelle





£259,950



Immaculately presented three-bedroom semi-detached family home for sale in the popular village of Manby near Louth, offering a modern open-plan layout with three reception rooms including a conservatory, a stylish kitchen with breakfast bar, large utility room, four-piece family bathroom, driveway, garage and attractive enclosed garden with decking, all within easy reach of local schools and amenities.

- Key Features**
- Immaculate 3 Bedroom Home
  - Modern Open Kitchen Dining Area
  - Spacious Lounge With Media Wall
  - Conservatory to Rear
  - Large Utility Room & Garage
  - 4 Piece Suite Bathroom & Cloakroom WC
  - 3 Generous Bedrooms

- Ample Parking
- Previously Approved Planning Permission For Extension
- No Onward Chain
- EPC rating C
- Tenure: Freehold







This three-bedroom semi-detached house is being offered for sale with No Onward Chain in the popular village of Manby, near Louth, and presents an immaculate, well-planned home with versatile living space, modern fittings and attractive gardens, ideal for families seeking a village setting with good local amenities. The property also benefits from previously approved planning permission passed in 2021 for a second storey extension creating two additional bedrooms and an en-suite shower room above the garage and utility room.

The property is approached via a driveway providing ample off-road parking and access to a single garage. To the rear of the garage is a large utility room, offering valuable additional space for laundry, storage and everyday household tasks. This room is conveniently linked to the main house via a lobby connecting the kitchen and utility area, creating a practical layout that works well for family life.

On entering the house, an entrance hall provides a welcoming feel to the home, a cloakroom WC off the hall adds everyday convenience, especially for visiting guests and busy households. The layout flows into the kitchen accommodation, carefully arranged to balance open-plan space with defined areas for relaxation, dining and entertaining.

The kitchen has been fitted with a range of high gloss finish wall and base units creating a stunning, modern and convenient kitchen space, designed to offer both storage and clean, contemporary lines. A breakfast bar area provides an informal dining or socialising point, ideal for quick meals or supervising homework while cooking. The specification includes a built in Cooke & Lewis oven and integrated microwave grill installed to face height, integrated Neff dishwasher and a 5-ring gas hob with extractor over, supporting a well-equipped cooking environment. The kitchen is open to the dining area, reinforcing the sense of open plan living and creating a sociable hub at the rear of the house.

The main lounge is a spacious reception room, featuring a sleek media wall with shelving and lighting, offering an excellent central living area for family use. This room opens from the dining room, creating an open plan feel between the two spaces that works particularly well for both day-to-day living and larger gatherings. The dining room in turn leads through to the conservatory, providing a pleasant transition between the house and garden. The conservatory enjoys garden views and direct access to the rear garden, making it well suited as an additional sitting area or informal family space.

To the first floor, the landing provides access to the three bedrooms and the family bathroom. The landing includes access to the loft which benefits from partial boarding for storage and lighting. Situated on the landing is a convenient airing cupboard housing a Vaillant gas fired central heating boiler, combining practical storage with ease of maintenance.

The master bedroom benefits from built-in mirrored sliding doored wardrobes, maximising floor space and providing ample storage. The second bedroom is a spacious double much like the master, offering good proportions for guests, children or use as a home office/guest combination along with a single shelved cupboard for extra storage. The third bedroom is also a Cooke size and features built-in wardrobes, again offering excellent integrated storage and flexibility of use.

The family bathroom is fitted with a four-piece suite, providing a high standard of comfort and functionality. It comprises a panelled bath, a double shower tray with rainfall effect shower and additional handheld attachment, a vanity wash hand basin with ample storage and a concealed cistern WC. A heated towel rail completes the room, contributing to a tidy and practical bathing environment suited to everyday family use.

Externally, the rear garden is laid mainly to lawn with a large timber decked patio area, creating a useful outdoor seating and entertaining space. There is also a bark chipped section, which may be suitable for children's play equipment or as a low-maintenance area and a handy timber garden shed, perfect for keeping the garden tools out of sight and secure. The garden layout supports outdoor dining, family activities and general relaxation, with direct access from the conservatory enhancing the connection between house and garden.

The property holds an EPC rating of C, indicating a good level of energy efficiency, and falls within Council Tax band B, which may appeal to buyers mindful of ongoing running costs. As well as the benefit of uPVC double glazing throughout and gas fired central heating.

Manby is a well-regarded village near the market town of Louth, offering a range of local amenities including everyday



shopping in the form of a Co-op, services and facilities suitable for families. Nearby schools serve the local catchment, making the location attractive to those with school-age children seeking a village environment while retaining access to wider educational options in the surrounding area, including Louth.

For leisure and recreation, the local area benefits from nearby parks and open green spaces, providing opportunities for walking, children's play and outdoor exercise. Louth itself, a short drive away, is known for its traditional market town centre, independent shops, cafes and everyday services, broadening the range of amenities within easy reach.

This immaculate three-bedroom semi-detached house for sale in Manby combines a modern open-plan ground floor layout, three reception rooms including a conservatory, a well-specified kitchen, a large utility room and a carefully designed four-piece family bathroom. With driveway parking, a single garage, an enclosed garden with decking, and a position within a popular village with nearby schools, local amenities and nearby parks, it offers a practical and appealing option for families looking to purchase a home in this part of Lincolnshire.

## Room Measurements

### Ground Floor

Lounge: 14'10" x 13'04"  
Dining Area: 8'10" x 14'08"  
Kitchen: 11'00" x 11'05"  
Conservatory: 8'07" x 8'03"  
Utility Room: 15'04" x 8'08"  
Cloakroom WC: 4'06" x 5'06"

### First Floor

Master Bedroom: 14'09" x 10'11"  
Bedroom Two: 11'07" x 11'01"  
Bedroom Three: 7'06" x 13'05"  
Bathroom: 9'03" x 5'04"

Garage: 16'02" x 9'01"

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Mobile and Broadband Checker

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

## Previously Approved Planning Permission

As mentioned in the write up the property benefits from previously approved planning permission passed in 2021 for a second storey extension creating two additional bedrooms and an en-suite shower room above the garage and utility room. For more information on this visit East Lindsey Planning Portal and quote N/113/01139/21 for more information.

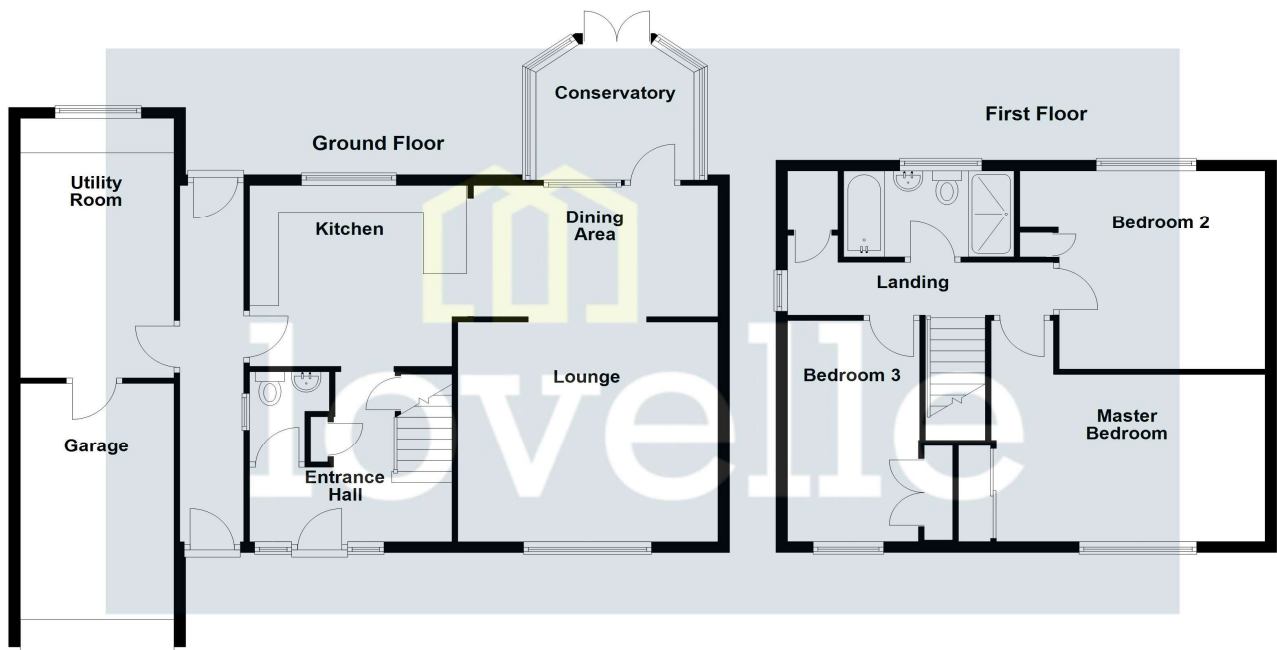




## Agents Notes

Please note there is a pedestrian right of way across the driveway leading to the footpath which runs down the side of the property but does not encroach on any privacy.





Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.  
Plan produced using PlanUp.

When it comes to **property**  
it must be

  
**lovelle**

01507 665399

[louth@lovelle.co.uk](mailto:louth@lovelle.co.uk)

