



5 Venom Road

Manby

M A S O N S
— SINCE 1850 —

5 Venom Road

Manby, LN11 8UE



Beautifully renovated and extended detached family home

Open countryside views on the edge of Manby village

Impressive open-plan kitchen diner with island

Four bedrooms including master with en suite

Separate annexed accommodation ideal for multi-generational living

Double integral garage plus additional detached garage

South-facing gardens with terrace and summer house

Solar panels with battery storage and EV charging point

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Beautifully renovated and extended detached family home situated on the outskirts of the popular village of Manby, enjoying attractive open countryside views. The accommodation briefly comprises lounge, dining room and an impressive open-plan kitchen diner, together with a ground floor shower room. The extension incorporates a double garage, sunroom and annexed accommodation.

To the first floor there are four well-proportioned bedrooms, including a master with en suite, together with a family bathroom. Externally the property stands within extensive gardens and benefits from an additional detached garage. The rear garden enjoys a delightful south-facing aspect with a spacious terrace overlooking the grounds.

Believed to date from the 1950s, the property was originally built as a former RAF house and has been extended around 2017 to provide the garage, sunroom and additional shower room, with a room above the garage forming a spacious open-plan versatile area —ideal for multi-generational living. The property has also been recently re-roofed with new fascias, while the newer section benefits from underfloor heating.

The home is highly thermally efficient and includes owned solar panels with battery storage and an electric car charging point, operating on a feedback tariff. Further benefits include uPVC double glazing throughout and gas-fired central heating.

Ground Floor

Accessed via a part-glazed composite door into a spacious hallway with staircase rising to the first floor, wood-effect flooring, six-panel doors to principal rooms and useful understairs storage.

To the right is a delightful sitting room with sliding patio doors opening onto the south-facing garden. The room benefits from dual-aspect windows, an open grate fire and feature fireplace. Adjacent is the dining room, accessed via double doors from the sitting room, providing a further generous reception space overlooking the garden.

Also off the hallway is a contemporary shower room fitted with a low-level WC, wash hand basin and corner shower cubicle with thermostatic mixer, complemented by attractive tiling, a vertical column radiator and frosted window.

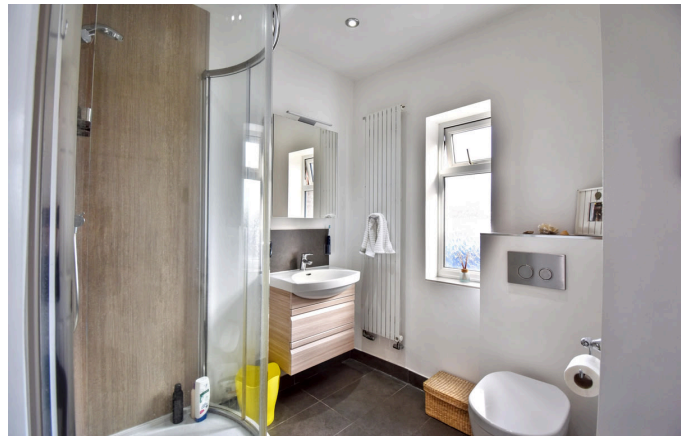


The centrepiece of the home is the superb breakfast kitchen, fitted with a modern range of cream and anthracite base and wall units with contrasting worktops. A central island with quartz work surface provides an excellent breakfast bar. Integrated appliances include an eye-level double electric oven, four-ring gas hob with extractor, built-in dishwasher and pull-out storage units. Windows and patio doors open onto the garden, while a seating area creates an ideal family and entertaining space.

An opening leads to the utility room with space and plumbing for a washing machine, additional cupboards and work surfaces, space for a fridge/freezer and a built-in pantry. The Worcester gas-fired boiler is also located here.

To the side of the kitchen is the impressive sunroom, with a separate side entrance from the driveway and integral access to the garage. With bi-fold doors to two elevations and a southerly aspect, this bright space enjoys excellent views over the garden.

The integral double garage features a remote-controlled roller door with power and lighting and houses the electric consumer unit and solar panel inverter.









Annexed Wing

Accessed from the sunroom, offering excellent potential for multi-generational living or guest accommodation as well as gym room, games room, homeworking or cinema room etc. The ground floor includes an entrance hall and shower room fitted with a corner shower unit, low-level WC, wash hand basin, heated towel rail and tiled floor.

A staircase leads to the first floor where a large open-plan living space enjoys a striking picture window overlooking open countryside. The room provides ample space for a bedroom area and potential for a kitchenette if required. With vaulted ceilings, carpeted flooring and a Juliet balcony overlooking the garden, it would also suit home working or business use.





First Floor

A spacious gallery landing with turned staircase provides access to the bedrooms and family bathroom. There is a loft hatch and useful airing cupboard.

The master bedroom is positioned to the rear and is a generous double with built-in wardrobes and a window overlooking the garden. Adjacent is the en suite shower room fitted with corner shower cubicle, low-level WC and wash hand basin, with tiling to wet areas, heated towel rail and frosted window.

Bedroom two is a further generous double with built-in wardrobes and views over the rear garden. Bedroom three is also a good-sized double with built-in wardrobes and rear-facing window.





Bedroom four is a single room with front-facing window, currently used as a dressing room but ideal as a nursery or study.

The family bathroom features a contemporary suite comprising panelled bath with hand shower attachment, wash hand basin with storage drawers and low-level WC, with tiling to wet areas, heated towel rail and windows to two aspects.



Outside

The rear garden enjoys a delightful south-facing aspect with sun throughout the day and a recently built sun terrace adjoining the sunroom and rear doors. The gardens are beautifully maintained with lawns, well-stocked flower beds and open countryside views to the rear and side.

Steps with contemporary iron railings lead to a charming cottage-style garden with vegetable plots and a Rhino greenhouse (available by separate negotiation), together with a screened potting and compost area. A built-in storage room is also located here.

At the rear of the garden is a timber-built summer house with patio seating area, ideal for outdoor dining and entertaining. The garden includes mature trees, shrubs and seasonal planting.

The front garden is laid to lawn with hedging and fencing to the boundaries. An extended tarmac driveway provides parking for multiple vehicles, together with a gravel parking area in front of the garage and an electric car charging point.

Adjacent to the property is an additional detached garage with up-and-over door, power supply and gravel driveway.



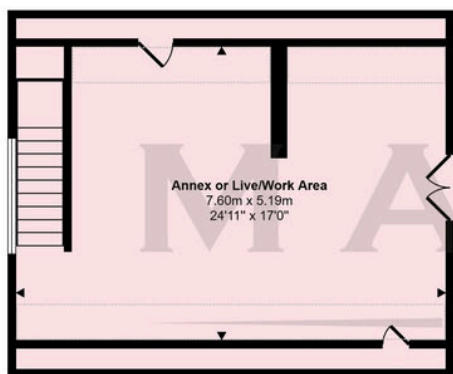






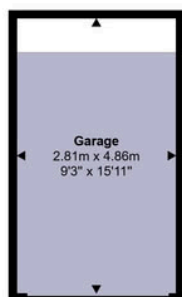


Ground Floor
Approx 132 sq m / 1420 sq ft



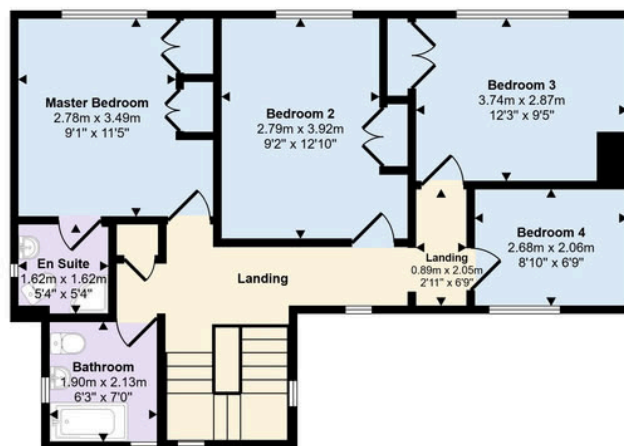
First Floor 1
Approx 47 sq m / 507 sq ft

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Garage
Approx 14 sq m / 147 sq ft

Denotes head height below 1.5m



First Floor 2
Approx 65 sq m / 696 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Manby

A Perfect Place to call Home

Manby is a medium size village located in the East Lindsey district of Lincolnshire, England. The village is situated approximately 5 miles north-west of the town of Louth and is a quiet and peaceful village that is surrounded by open countryside, making it an ideal location for those who enjoy outdoor activities such as walking, cycling, and horse riding.

One of the main attractions in Manby is the historic St. Mary's Church, which dates back to the 13th century. The church is a Grade II listed building and features a beautiful stained glass window that was designed by the famous artist, Edward Burne-Jones.

Manby is also home to a number of local amenities, including a post office, a village hall, and a primary school with a mini supermarket where the village directly adjoins neighbouring Grimoldby. School buses take children to the Louth academies and the King Edward VI grammar.



Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Louth

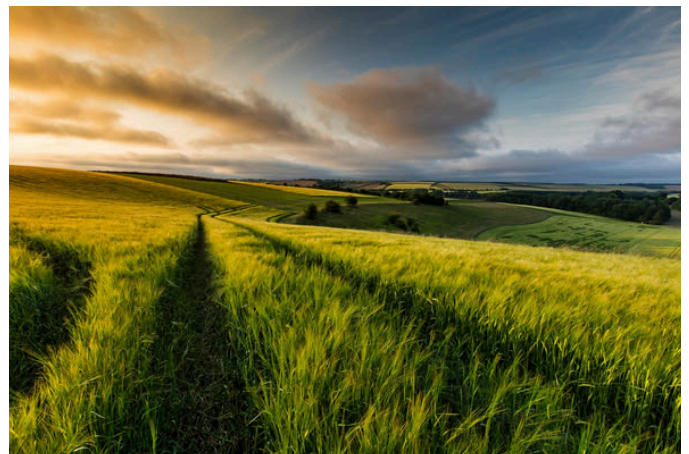
Vibrant Living in the Wolds

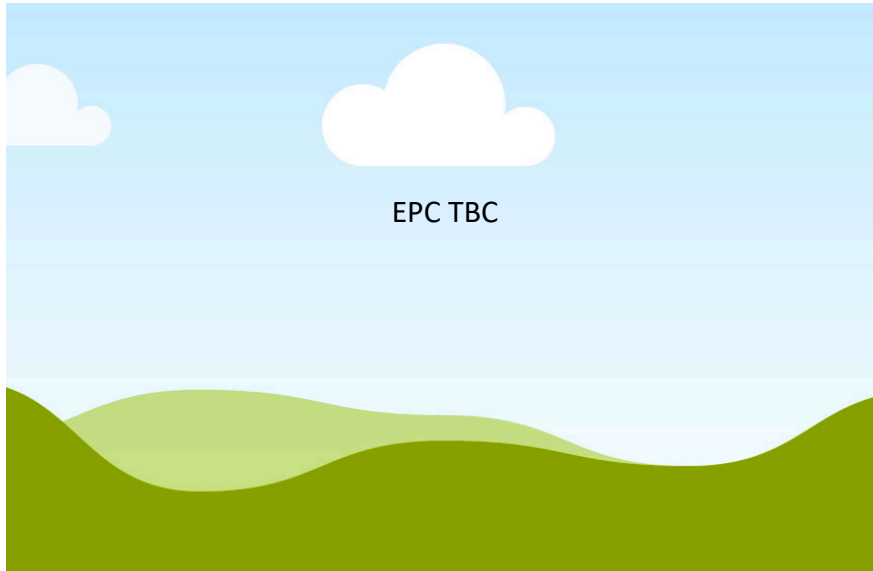
Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///coasting.watch.lecturers

Directions

Upon arriving at Manby Middlegate, turn right here onto Carlton Road and take the fourth left turning into Vampire Road. After a short distance turn right into Javelin Road and then bear left into Venom Road. Go round the right-hand bend and the property will be a little way along, on the next right-hand bend on the left-hand side.

Agent's Note

Material information is available on request or from the website listing. The property is accessed via a shared private road with maintenance costs and liability shared between the residents, with an annual charge of £100 per year to cover future costs and insurances.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

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