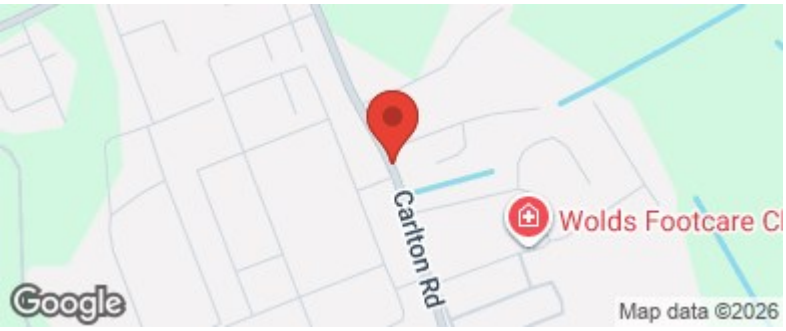


Hazel House, Carlton Road,

Manby, LN11 8HH

BELL









Old Bank Chambers, Bull Ring, Horncastle, LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

Hazel House Carlton Road, Manby, LN11 8HH

Hazel House is an attractive, three-bedroom new build property by WCB Developments Ltd located to a bright, West-facing position in the popular village of Manby. Comprising of Hampton Rural bricks, Cotswold roof tiles and anthracite double-glazed windows, the property will enjoy landscaped outside spaces with a granite chipped drive and parking spaces, seeded lawns, a rear patio area and 5ft boundary fencing. Internal details will include oak doors, LVT flooring throughout the ground floor (with underfloor heating); carpets to the first floor.

The property will be laid out with a large, open-style living-dining-kitchen, sliding doors stepping out to the rear garden, alongside utility, cloakroom/WC and entrance hallway to the ground floor; bathroom, bedrooms and en suite (to master) above. The property will benefit from a Professional Consultants Certificate on completion.

Manby is a pleasant village offering a range of local amenities, including a Post Office, doctors' surgery, Manby Meat & Fish, Mimi's Café and a Community Youth Centre. The village is conveniently located alongside the neighbouring village of Grimoldby, which offers a local shop and an Ofsted-rated 'Good' Primary School. Just five miles away is the market town of Louth, offering a full range of services, schooling, and social facilities, known as the Capital of the Lincolnshire Wolds a designated National Landscape.

COUNCIL TAX: – Tax band: New Build

ENERGY PERFORMANCE RATING;

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 Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222
Email: horncastle@robert-bell.org
Website: www.robert-bell.org

Brochure prepared: 14th October 2026



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- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.