



# 19 Penrose Place

Manby

**M A S O N S**  
— Celebrating 175 Years —

# 19 Penrose Place

Manbyfields, Manby, Louth  
Lincolnshire LN11 8DZ



Recently built 4 bedroom detached family home

Popular Village with amenities

End of Cul de sac position

Spacious contemporary interior

Underfloor heating to ground floor

Large block paved forecourt

Master Bedroom with Ensuite Shower

South facing enclosed rear garden

Garage subdivided -potential home office

An ideal detached family house, surprisingly spacious and enjoying a secure sunny rear garden with a spacious block paved forecourt and a subdivided garage all positioned at the end of a small private shared drive with no passing traffic. There is a contemporary open plan family room and fitted dining kitchen, large separate lounge with French doors, utility and cloaks/WC off the entrance lobby. On the first floor are 4 excellent bedrooms with ensuite shower room to the master and built in modern wardrobes to the remaining bedrooms, a modern family bathroom with suite including bath and shower cubicle, efficient gas CH which is under-floor with 3 zones to the ground floor, uPVC double glazing, security alarm and fibre broadband installed.

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## The Property

The house is believed to date back to 2018 with the balance of a 10 Year New Home Warranty. The property has brick faced principal walls under a concrete tiled roof and uPVC double-glazed windows and external doors. Heating is by an efficient gas central heating system with 3-zone controlled under-floor heating to the ground floor and radiators with separate controller for the first floor rooms. There are ample power points and LED lighting with numerous USB combination sockets.

An ideal family home with a secure, sunny, enclosed rear garden, the property stands at the end of a small shared block-paved private driveway and has a large forecourt with no passing traffic. The front and rear elevations are deceptive as a glance at the floorplans will show, for the building is deep with well proportioned rooms.

An open plan family room and dining-kitchen in addition to a large lounge, combine to create an impressive living space, with a separate utility room and cloaks/WC off the entrance lobby. All four first floor bedrooms are a good size with new modern wardrobes to bedrooms 2, 3 and 4, whilst the master has an ensuite shower room in addition to the family bathroom. The rear bedroom windows enjoy fine open views towards the Wolds with the former RAF buildings to the left.





## Ground Floor

The front entrance comprises an attractive tiled **canopy porch** with up/downlighter to each side and a composite part glazed front door having arched double glazed panes to the **entrance lobby**. There is a window to each side of the front door making the reception area bright and airy.

The broadband fibre point is in the lobby and extends to the family room and to each side wall in the lounge. Oak panelled doors lead from the lobby to the utility room and open onto a full height cupboard within which the metal cased consumer unit is located and a base unit housing the underfloor heating manifolds. There are LED downlighters to the ceiling and the floor has a white oak style laminated finish which extends throughout the ground floor rooms. Underfloor heating for the lobby, utility room and cloaks/WC is controlled by digital controller in the lobby. A part-glazed oak panelled door leads to the open plan family room, dining area and kitchen.



The **open-plan family room, dining area and fitted kitchen** are combined in a spacious modern living space with oak panelled door to the lounge and a return staircase leads up to the first floor on the left side with pine and painted pillared balustrade. Beneath, the staircase there is a large store cupboard. The underfloor heating for this area has a digital wall controller.

The seating and dining area has a window to the front and side elevations, each with Venetian blind and there is a side part-glazed(double-glazed) door to outside. The broadband fibre is carried to the base of the side wall where there is wiring and socket for a wall mounted TV. Lighting is by LED downlighters throughout and there are mains powered ceiling smoke and heat alarms.

The sleek range of kitchen units is finished in light grey with marble effect work surfaces and splashbacks over the base cupboards and drawer units with deep pan drawers.

An acrylic one-and-a-half bowl sink unit is positioned under the rear window with Venetian blind and there are wall cupboard units with LED lights under, illuminating the worktops. A tall unit houses a mid level Neff electric oven with grill, microwave oven over and a matching side unit houses a tall, integrated Hotpoint refrigerator. The Neff induction hob has a stylish black Neff angled cooker hood over with twin lights. To the side of the sink is an integrated CDA full-size dishwasher.





The **lounge** is a large reception room with double-glazed French doors and matching side panels opening onto the rear patio and garden; additional natural light is provided by a side window.

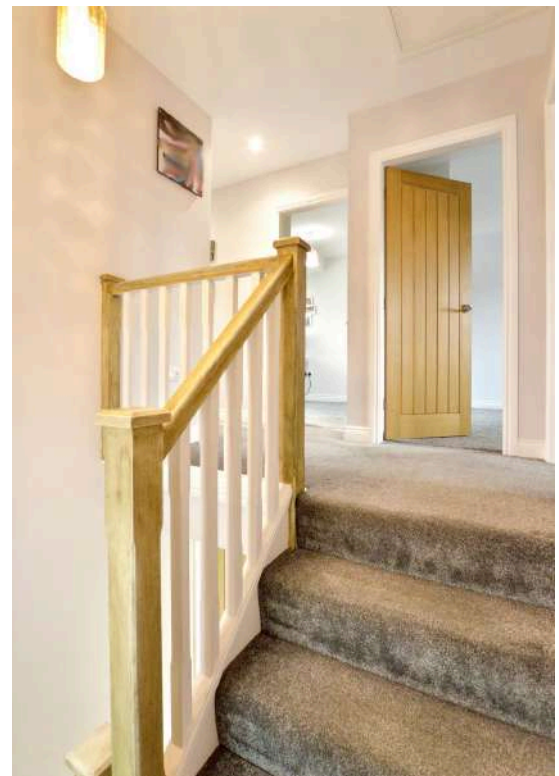
Fibre broadband cables have been brought to sockets on each side and there are sockets for a wall mounted TV. There are two ceiling light points and this room has an independent digital controller for the underfloor heating.





### First Floor

The return staircase leads up via kitewinder turning steps with a side window adjacent, to a **gallery landing** where the balustrade extends along the side of the stairwell. Oak panelled doors lead off to the bedrooms and bathroom. There is a trap access with drop-down ladder to the roof void which has lighting, boarding for storage, and the Ideal combination central heating boiler is located in the roof void. Lighting is by LED downlighters, a chandelier point over the stairwell and there is a mains smoke alarm.







The **main bedroom** is positioned at the rear of the house with a rear window presenting far reaching views across the fields towards the Wolds in the distance. This good size double bedroom has a radiator and high level TV sockets for a wall mounted TV.

An oak panelled door leads to the **ensuite shower room** which has a shower cubicle tiled on 3 sides with bevelled ceramic tiles, a quality sliding-pivot glazed door and a chrome thermostatic shower mixer unit with handset and drench head.



A white suite comprises a low-level dual-flush WC and vanity wash basin with gloss white cupboard under and a splashback with LED illuminated mirror over. The floor and skirtings are ceramic tiled, there is a side window, LED downlighters to the ceiling and a chrome ladder style radiator/towel rail.



**Bedrooms 2 and 3** are at the front of the house and both double in size, each having a built in wardrobe with sliding mirror and grey panelled doors, clothes rails and shelving.

Each also has a radiator and window on the front elevation with roller blind in bedroom 2.

**Bedroom 4** is positioned at the rear of the house and a long room with a deep rear sloping ceiling and inset dormer window taking in the same view as from bedroom 1.

The present owners have this room for home working. A recessed range of mirror fronted wardrobes has been fitted with clothes hanging space and shelving inside.

The digital programmer for the first floor heating is on the wall in this room, with power and aerial sockets at the side for wall mounted TV and a ceiling light point.





The **family bathroom** has a white suite with ceramic tiled splashbacks and comprising a square design panelled bath having shower fittings to the mixer tap, a low level dual-flush WC and vanity wash basin over a white gloss double door base cupboard, with splashback and mirror fronted cabinet over.

A corner ceramic tiled and glazed shower cubicle has a curved glazed door, extractor fan over and a chrome thermostatic mixer unit with handset and drench head. Ceramic-tiled floor and skirtings, side window, LED downlighters and chrome ladder style radiator/towel rail,



### **Outbuilding**

A single garage building of brick and block construction with a pitched tiled roof is positioned in the front corner of the forecourt and has been altered by subdividing the interior. The up and over front door accesses a **garden store** with light and power points. The rear section has a pedestrian part-glazed (double-glazed) door at the side and is a versatile space which could be used as a **games room, gym or home office**, or simply for more storage with ample power points and LED downlighters





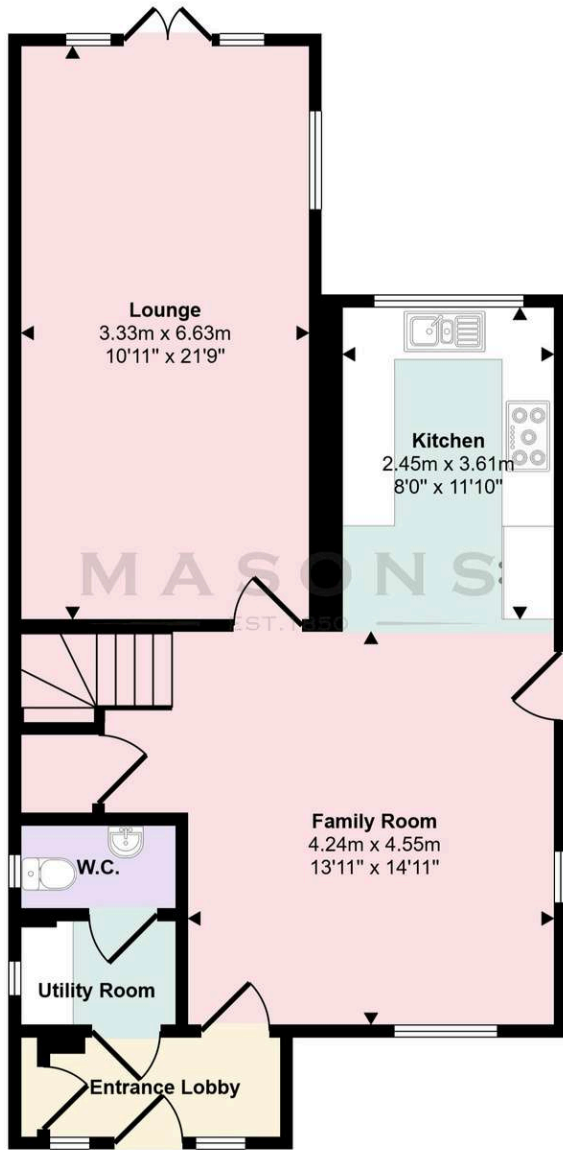
## Outside

The spacious, fenced, block paved forecourt extends around the side of the house and provides tremendous space to easily turn and park several vehicles but also doubling as a play area for children with potential to fully enclose by fitting entrance gates. There is a gravelled bin store area, and screen fencing with doors on each side of the house leading to the main garden.



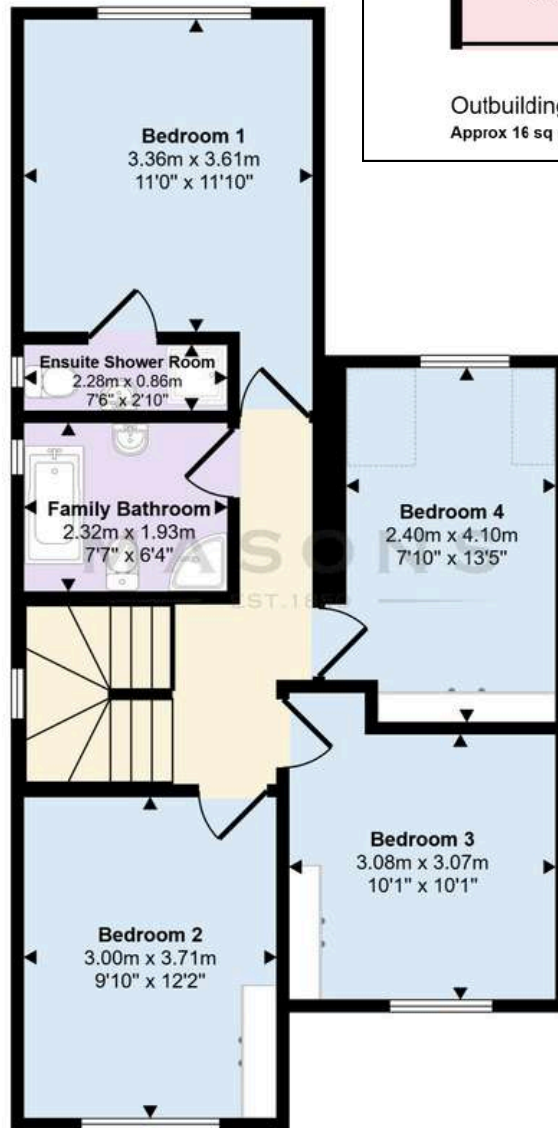
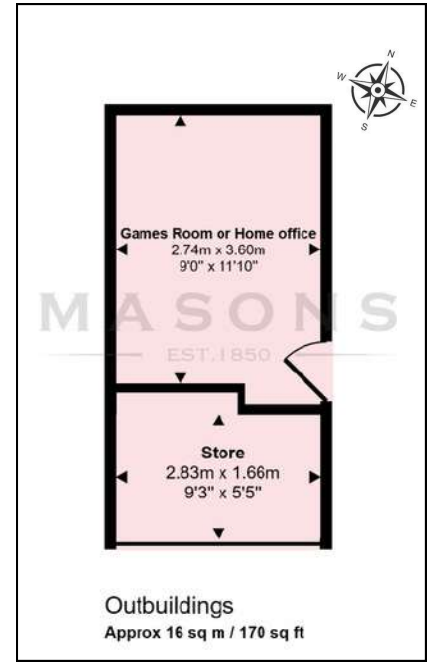
Enjoying the sun throughout the day the rear garden is enclosed by tall fencing and comprises an L-shaped flagstone patio for garden furniture and retaining sleeper walls with steps leading to a slightly raised main lawned area. Established shrubs and bushes are positioned to the borders with a raised shrubbery bed to one side. There are up/downlighter wall lights and an outside tap.





**Ground Floor**  
Approx 65 sq m / 702 sq ft

Denotes head height below 1.5m



**First Floor**  
Approx 63 sq m / 681 sq ft

Denotes head height below 1.5m

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.



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (26 miles) and Grimsby (16 miles).



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band D

### 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: ///mercy.activates.fatigued

### Directions

Proceed away from Louth on the Legbourne Road and after passing the Garden Centre, at the roundabout take the first exit along the B1200. Follow the road to Manby. Upon approaching the village take the right turn into Manbyfields just before the 30mph limit signs. Take the first right turn into Penrose Place and travel for a short distance, bearing left at the second turning into the cul-de-sac. At the end of the road turn left along the initial shared driveway until you reach the last property, number 19, and go through opening into the spacious forecourt.

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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