



8 Gibson Way

Manby

M A S O N S

— SINCE 1850 —

8 Gibson Way

Manby, LN11 8FA



Three-bedroom semi-detached home

Spacious open-plan kitchen/dining room

Principal bedroom with en-suite

Underfloor heating to ground floor

Beautiful wildlife-friendly rear garden

Driveway parking for two vehicles

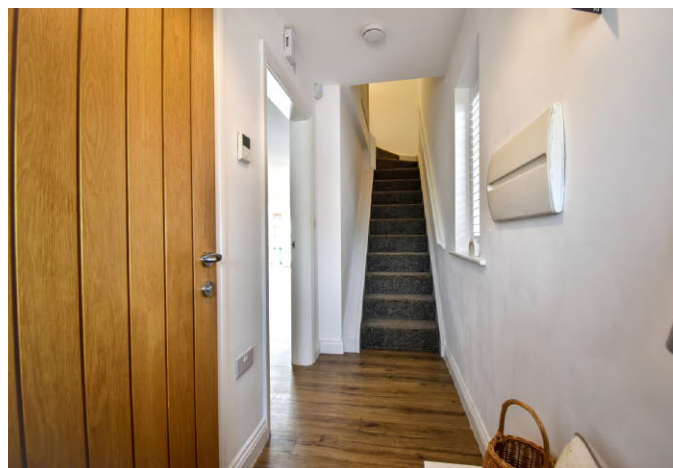
Village amenities within walking distance

Short drive to Louth and countryside walks

Situated in the popular village of Manby, just a short drive from the historic market town of Louth, this deceptively spacious and beautifully presented three-bedroom semi-detached home offers stylish, modern living in a welcoming village setting. Perfect for families, first-time buyers or those looking to enjoy a quieter pace of life, the property combines well-planned accommodation with a wonderful rear garden that has been thoughtfully created to encourage wildlife. With excellent local amenities including a village shop, school, café, post office and garage close by, together with easy access to scenic countryside walks, this is a superb home in a sought-after location.

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The welcoming entrance leads into a spacious lounge, providing a comfortable space to relax or entertain. Throughout the ground floor, underfloor heating creates a warm and comfortable environment. To the rear of the property, the impressive open-plan kitchen/dining room forms the heart of the home, fitted with a range of contemporary units and integrated appliances including an oven, hob, dishwasher and fridge freezer. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. A useful utility room, generous storage cupboard and convenient cloakroom/WC complete the ground floor accommodation.





First Floor

The first floor offers three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes and the benefit of a modern en-suite shower room. Two further bedrooms are served by a contemporary family bathroom, while a useful landing cupboard provides additional storage.









Outside

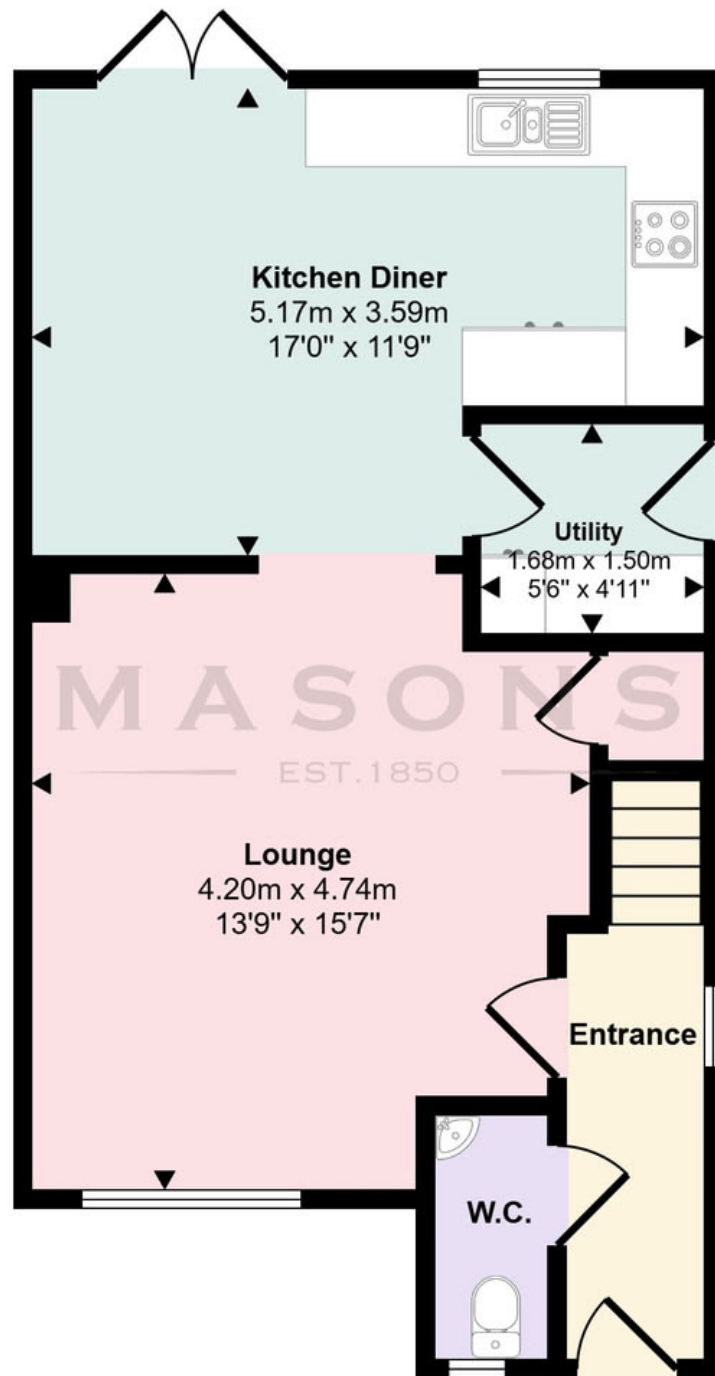
To the front, the property enjoys off-road parking for two vehicles and an attractive open outlook across the village football field, enhancing the feeling of space.

The rear garden is undoubtedly one of the home's standout features. Beautifully stocked with a wide variety of mature shrubs, flowering plants, native species and established trees, it has been carefully designed to create a peaceful haven for both wildlife and its owners. A charming bee house further encourages biodiversity, while the mature planting provides excellent privacy and colour throughout the seasons. The garden also benefits from a timber storage shed and gated side access, making it an ideal space for relaxing, gardening or entertaining outdoors.







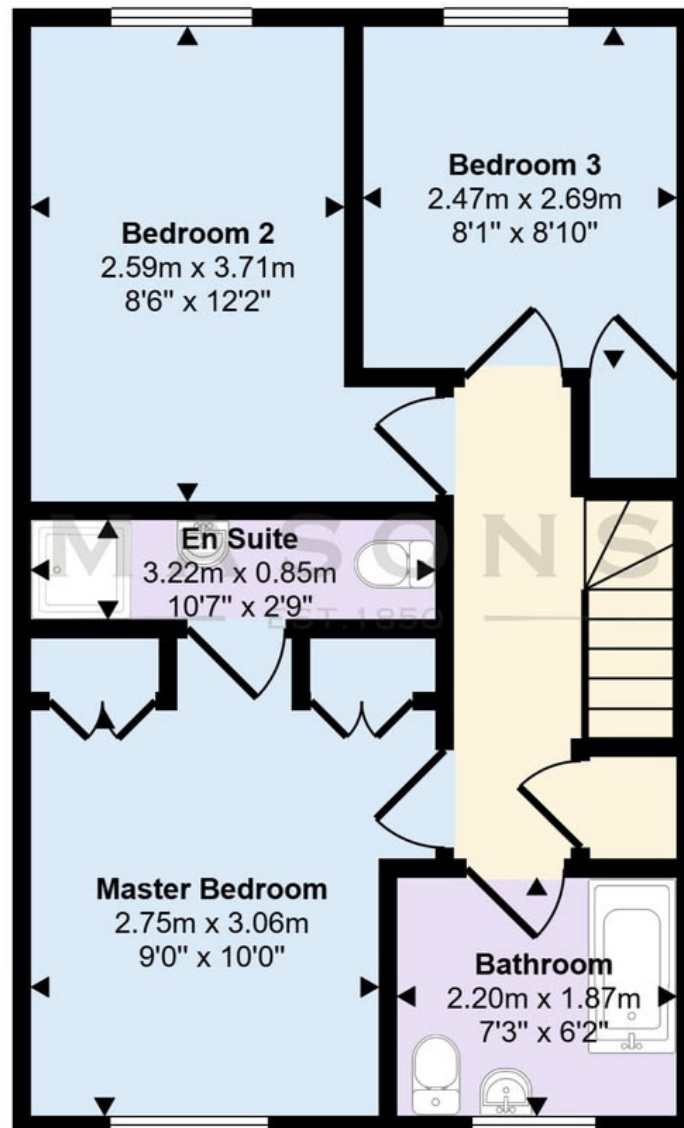


Ground Floor

Approx 48 sq m / 516 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.



First Floor

Approx 47 sq m / 504 sq ft

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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.



The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 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 B

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: ///obstinate.excuse.laminate

Directions

Upon approaching the village from Louth take the right turn into Manbyfields just before the 30mph limit signs. Proceed straight ahead onto Gibson Way and the property will be on the right.

Agents Note

There is a £15 a month service fee for maintenance of the shared green areas on the estate.

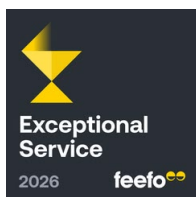
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SINCE 1850

Cornmarket,
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