



Parklands

Manby

M A S O N S

SINCE 1850



Parklands

Park Lane, Manby
LN11 8US

Well-presented detached bungalow

Private position within a popular village setting

Spacious lounge with dining area

Three bedrooms and modern shower room

Extensive driveway and detached garage

Beautifully maintained cottage-style gardens

Useful utility room and boarded loft space

Convenient for village amenities and nearby countryside walks

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A well-presented detached bungalow situated within the popular village of Manby, approximately three miles from the market town of Louth. Offering well-maintained and versatile accommodation throughout, the property comprises of a generous entrance hall, spacious lounge with dining area, contemporary kitchen, utility room, three bedrooms and a contemporary shower room. Externally, the property benefits from ample off-road parking, a detached garage and beautifully established gardens enjoying a high degree of privacy.

The property benefits from uPVC double glazing and oil-fired central heating.



The property is entered through a uPVC entrance door leading into a spacious central hallway with wood-effect laminate flooring. Doors lead to all principal rooms. Access can be made to a large boarded loft area via a retractable ladder, which provides excellent storage.



The lounge is a bright and welcoming reception room enjoying a large picture window overlooking the front garden, providing excellent levels of natural light. The room offers ample space for both seating and dining areas and is complemented by decorative coving and wood-effect laminate flooring.



The kitchen is fitted with a range of base and wall units incorporating work surfaces and a single bowl porcelain sink unit with drainer and stainless steel mixer tap positioned beneath a window overlooking the rear garden. Integrated appliances include a Neff electric oven and induction hob, whilst additional space is provided for further appliances and informal dining. A part-glazed door provides access to the side of the property and rear garden.



Accessed from the kitchen, a small utility room provides useful storage, space and plumbing for a washing machine and houses the Worcester oil-fired boiler.





The principal bedroom is situated to the rear of the property and enjoys a picturesque outlook over the garden. The second bedroom is a generous double room positioned to the front elevation, whilst the third bedroom provides versatile accommodation and could equally be utilised as a home office or hobby room.



The shower room has been fitted with a contemporary suite comprising a large walk-in shower enclosure, vanity wash hand basin and concealed cistern WC. Finished to a high standard, the room also benefits from modern wall panelling, a heated towel rail and a window to the side elevation.





The extensive driveway provides parking for numerous vehicles and is divided by a timber gate with separate pedestrian gate, creating a further secure parking area leading to the detached garage, which benefits from power and lighting.

To the front, a large beautifully maintained garden creates an attractive approach to the property, with established planting, mature shrubs and trees providing year-round interest and privacy.



The rear garden is a particular feature of the property, having been thoughtfully landscaped in a traditional cottage garden style. A generous lawn is complemented by established flower and vegetable borders, mature shrubs and trees, creating a private and peaceful outdoor environment.

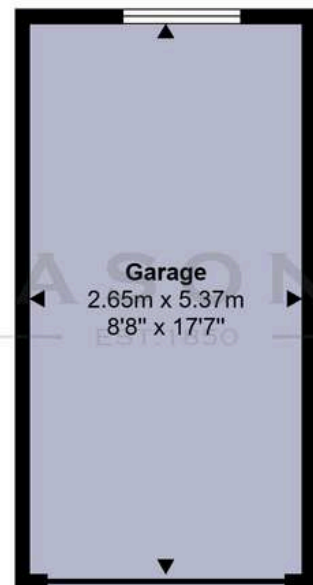
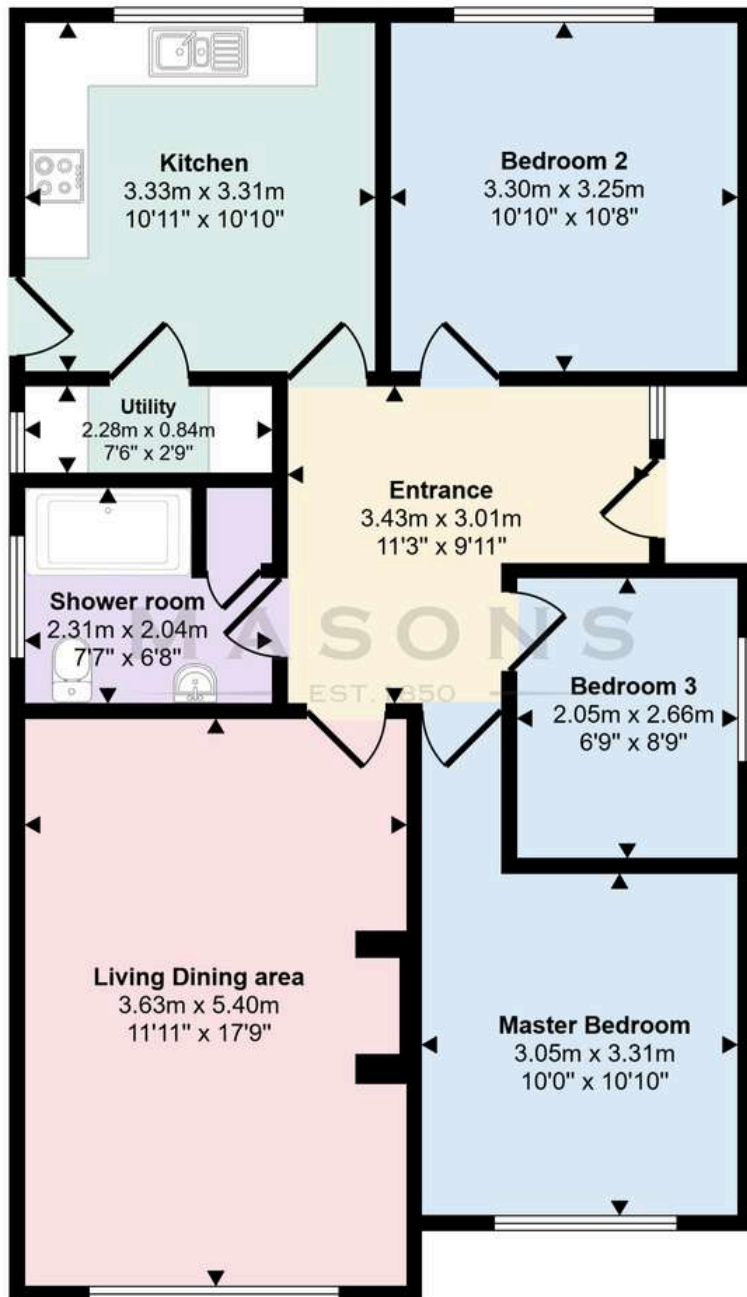


Paved pathways and seating areas provide ideal spaces for outdoor dining and relaxation, whilst timber fencing and additional screening ensure a high degree of privacy. The garden further benefits from a shed and external power point.









Garage
Approx 14 sq m / 153 sq ft

Floorplan
Approx 78 sq m / 840 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.



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		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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 electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///notifying.upstairs.shower

Directions

Travelling from Louth on the A16, continue into the village of Manby and at the crossroads turn right onto Carlton Road. Continue through the village and turn left into Park Lane, situated adjacent to St Mary's Church. Proceed along Park Lane, where the property will be found a short distance along on the left-hand side.

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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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