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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**Beeches Carlton Road
Manby
LN11 8UF**

£650,000

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Property Description

Crofts are proud to present this exceptional property which benefits from upgrades such as Tesla battery and UPS on the owned solar, Tesla charger, whole-house filtration and softener, Worcester Highflow combi boiler, and a cinema room kitted out with Dolby Atmos, an in-wall screen, seven built-in speakers and a projector.

This property has been crafted with care and built to an exacting standard by its current owners in the early 1990s. Sitting on just under an acre, this property offers over 3,000 sq ft of beautifully appointed and highly versatile living space, including a Cinema Room with Dolby Atmos, every room has been thoughtfully designed to combine comfort, style, and practicality, making it perfect for modern family living.

From the moment you arrive, the sense of space and quality is clear. Inside, the property flows effortlessly, featuring a welcoming entrance porch and hall, a stylish lounge, and a flexible home office or formal dining room. The ground floor also benefits from a shower room, a fifth bedroom, and a lovely dining kitchen, utility room—perfect for busy family life. A light-filled garden room provides the ideal space to relax and enjoy views of the grounds.

Upstairs, a striking galleried landing creates a real “wow” factor, complete with a cosy snug area. There’s also a dedicated cinema room, a luxurious principal suite with en suite wet room and wardrobe area, three further generous double bedrooms, and a well-appointed family bathroom.

Set within private, mature grounds of just under an acre, the outdoor space is just as impressive—ideal for entertaining or simply unwinding in peaceful surroundings. A substantial block-paved driveway, rear sun terrace, double garage, workshop, and carport complete this outstanding package.

This is more than just a house—it’s a lifestyle. Arrange your viewing and experience it for yourself.

Entrance Porch / Hallway

A stylish wood laminate entrance door opens into a practical porch with built-in understairs storage, leading through a glazed door into a stunning, light-filled entrance hall. From the moment you step inside, you’re greeted with a sense of space, with clear views through to the garden and an elegant staircase rising to the first floor. French doors open into the garden room, while a central vacuum system adds everyday convenience (not tested).

Shower Room

8' 5" x 5' 5" (2.57m x 1.65m)

Stylishly appointed with a modern white three-piece suite comprising low-level WC, wash hand basin, and a shower cubicle with mains mixer shower. Finished with ceramic tiled flooring and HRV extraction.

Lounge

19' 9" x 13' 1" (6.02m x 4m)

A superb multi-aspect living space filled with natural light from twin windows to the front and side, alongside patio doors opening onto the rear sun terrace. A feature brick mantle and hearth house a living flame gas fire, complemented by a decorative beamed ceiling. Additional features include TV aerial, Ethernet connection, and dimmable wall lighting.

Breakfast Kitchen

25' 1" x 19' 9" (7.65m x 6.02m)

The heart of the home—an impressive and generously sized kitchen featuring windows to the side and rear, along with French-style doors leading to the garden room. A characterful brick chimney breast houses an inset multi-fuel stove with back boiler. The kitchen is fitted with an extensive range of antique pine wall and base units, centred around a substantial island. Additional features include a stainless steel 1½ bowl sink, plumbing for a dishwasher, dual fuel range cooker with extractor, attractive tiled splashbacks, ceramic tiled flooring, recessed ceiling lighting, and under-pelmet lighting. Internal access leads to the utility room.

Utility

14' 7" x 9' 4" (4.45m x 2.84m)

A practical and spacious utility area with a window to the side and a charming stable-style solid softwood door. Fitted with a double bowl Belfast ceramic sink, plumbing for a washing machine, and ample space for additional appliances. Storage shelving, ceramic tiled flooring, and access to the plant room and double garage enhance functionality. A laundry chute adds further convenience.

Dining / Study

19' 9" x 13' 1" (6.02m x 4m)

A versatile room with windows to the front, currently used as a home office or dining space. Open-plan to the entrance hall, it enjoys views through to the rear garden. Fitted storage cabinets with shelving and a router point enhance practicality.

Ground Floor Bedroom Five

14' 3" x 9' 10" (4.34m x 3m)

A well-proportioned ground floor bedroom with twin front-facing windows, complete with built-in wardrobes and additional storage cupboards.

Garden Room

31' 2" x 10' 5" (9.50m x 3.18m)

A lovely, light-filled space overlooking the rear garden, featuring wall-to-wall glazing and a glazed roof. French-style doors open onto the sun terrace, creating a seamless indoor-outdoor flow. Additional features include TV aerial points, wall lighting, two Westinghouse ceiling fans, extractor fans, and ceramic tiled flooring.

First Floor Galleried Landing

An impressive open-plan landing currently used as a snug or sitting area. With windows to both front and rear, this bright space features a balustrade and spindle rail, wall light points, and access to all first-floor rooms. Additional features include a laundry chute, central vacuum points, and a large walk-in airing cupboard.

Bedroom One

25' 11" x 19' 0" (7.90m x 5.80m)

A luxurious and expansive vaulted ceiling suite with windows to the front, Velux roof windows to the rear, and French doors opening onto a private balcony. Fitted wardrobes and dimmable recessed lighting add comfort and style. An open archway leads to a well-appointed dressing room, which in turn opens into the en suite.

Ensuite

7' 7" x 9' 7" (2.30m x 2.92m)

A beautifully finished wet room featuring Travertine tiling throughout. Fitted with a contemporary white suite including WC, bidet, and wash hand basin, along with a walk-in rainfall shower and curved glass screen. Additional features include built-in storage, dimmable recessed lighting, LED mood lighting, and a chrome dual-heated towel rail.

Bedroom Two

14' 3" x 9' 5" (4.34m x 2.87m)

A comfortable double bedroom with a Velux roof window to the rear and radiator.



Bedroom Three

13' 0" x 9' 3" (3.96m x 2.82m)

Another well-sized bedroom with a rear-facing Velux window and radiator.

Bedroom Four

10' 6" x 9' 3" (3.20m x 2.82m)

A bright room with windows to both the front and side, complete with a built-in wardrobe and radiator.

Family Bathroom

12' 3" x 8' 11" (3.73m x 2.72m)

A luxurious family wet room with elegant Travertine tiling to walls and floor. The suite includes a WC, bidet, wash hand basin, and a double-ended central-filled bath. A walk-in rainfall shower with curved glass screen completes the space. Additional highlights include dimmable lighting, LED mood lighting, a digitally controlled chrome towel rail, and underfloor heating.

Cinema Room

22' 9" x 19' 0" (6.93m x 5.80m)

An exceptional vaulted ceiling entertainment space featuring twin front windows and twin Velux windows to the rear. Dolby Atmos, in-wall screen, seven built-in speakers, projector. **Double Garage** Fitted with electrically operated up-and-over timber doors, with a personnel door leading into the utility room. Two rear windows provide natural light, and the space benefits from power and lighting.

Gardens

Set within just under an acre of private, mature grounds, the property enjoys a high degree of privacy. The front garden is screened by established hedging and trees, with an extensive block-paved driveway providing ample off-road parking and access to the double garage. A further gated entrance leads to a workshop with a covered area. The impressive south-facing rear garden is predominantly laid to lawn, bordered by mature shrubs and trees. A raised block-paved sun terrace provides the perfect setting for outdoor entertaining, complemented by a variety of brick and timber gazebos adorned with climbing plants. Additional features include a covered patio, brick-built tool shed, loggia, designated bin storage area, and greenhouses.

Additional Information

The property also benefits from owned solar panels to the rear aspect of the roof. Tesla battery and UPS on the owned solar, Tesla charger, whole-house filtration and softener, soundproofing between the kitchen and the master bedroom and between the lounge and the two bedrooms above, Worcester Highflow combi (2023, in the garage), new gas central heating and oak fire doors.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band F: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



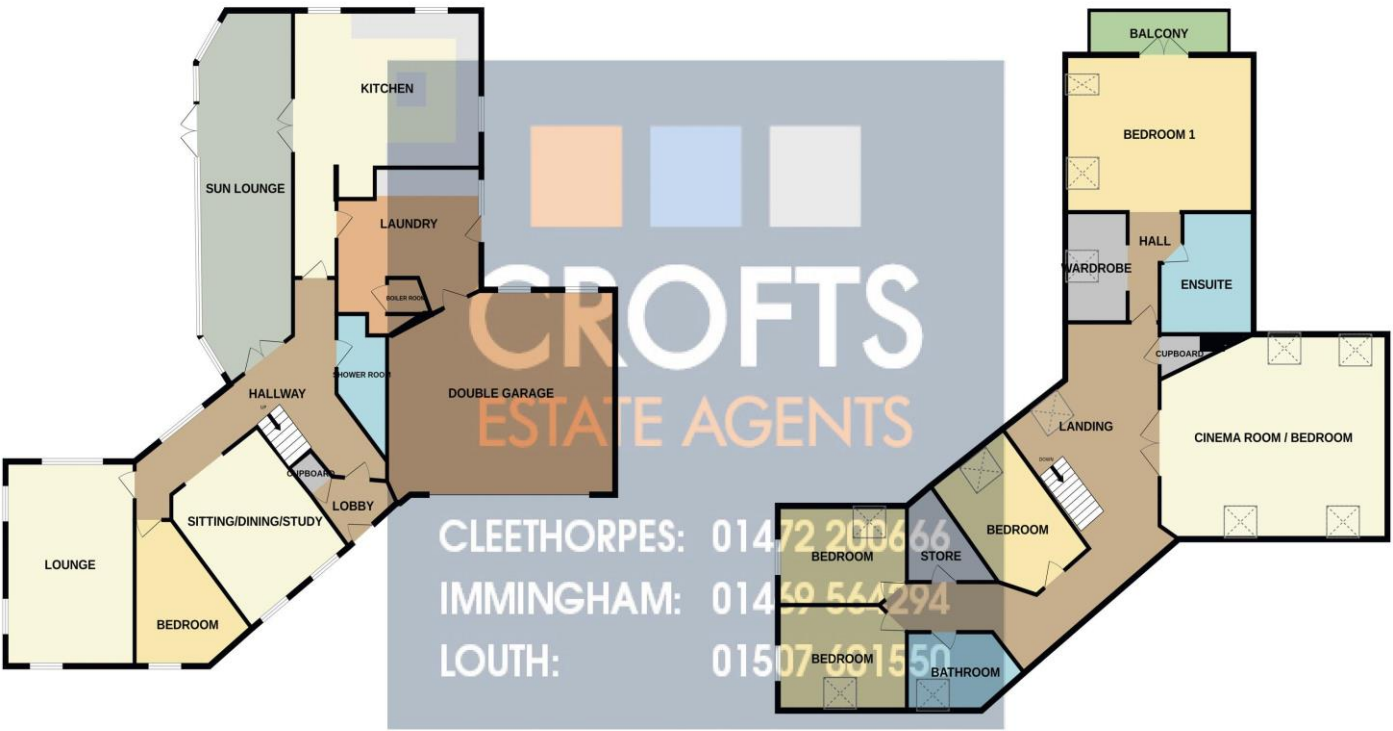
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
193.3 sq.m. (2081 sq.ft.) approx.

1ST FLOOR
164.6 sq.m. (1772 sq.ft.) approx.



TOTAL FLOOR AREA : 357.9 sq.m. (3853 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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