

Oak Lodge

Manby

MASONS

SINCE 1850



Oak Lodge

Provest Road, Manby, LN11 8TT

Two/Three bedroom detached bungalow

Approximately 1,007 sq ft of single-storey accommodation

Spacious lounge diner and conservatory

Generous block-paved driveway and carport

Established gardens with impressive mature oak trees

Covered outdoor seating area and garden sheds

Electric storage heating

No Forward Chain

Oak Lodge is an individual detached bungalow situated along Provost Road in the village of Manby. Set behind timber gates and approached via a generous block-paved driveway, the property enjoys an established garden setting, with mature trees and shrubs providing an attractive backdrop.

The accommodation extends to approximately 1,007 sq ft and offers a practical and flexible layout, including a spacious lounge diner opening into a conservatory, a separate kitchen, three bedrooms and a shower room.

The gardens are a particular feature, with an impressive mature oak tree forming a striking focal point, complemented by lawned areas, established planting and outdoor seating spaces. Although the property would benefit from some cosmetic updating, it offers considerable potential to create a comfortable home in a well-established setting.











The property is entered through glazed double doors opening into the spacious conservatory, a bright and welcoming reception area enjoying views across the established gardens. With windows to multiple aspects, wood-effect flooring and ample space for seating or dining furniture, this versatile room provides an attractive connection between the accommodation and outside space.

From the conservatory, glazed double doors lead into the generously proportioned lounge diner, offering comfortable space for both seating and dining arrangements. A feature fireplace with a timber surround provides a focal point, while a window overlooking the garden allows natural light into the room.











The bedroom accommodation offers a flexible arrangement, with two rooms accessed independently from the hallway and a further bedroom beyond. The third bedroom is a comfortable single room, suitable for use as a guest bedroom, study or hobby room. The second bedroom is a well-proportioned double room which leads through to the principal bedroom, formerly the garage. This extended room benefits from fitted mirrored wardrobes and windows providing natural light. The interconnecting arrangement offers flexibility, with the adjoining bedroom equally suited for use as a dressing room, nursery or home office, depending on individual requirements.



The shower room is fitted with a walk-in shower area with an electric shower, a pedestal wash hand basin and WC. The room is finished with tiled walls and decorative panelling, while an obscure-glazed window provides natural light and ventilation.

Completing the accommodation is the kitchen, fitted with a range of light wood-effect wall and base units with contrasting panelled doors, complemented by work surfaces and tiled splashbacks. There is space for freestanding appliances, including a range-style electric cooker, together with a white one-and-a-half-bowl sink, positioned beneath a window overlooking the garden. Wood-effect flooring completes the room.













Oak Lodge is approached directly from Provost Road through timber gates, opening onto a substantial block-paved driveway providing generous off-road parking. A carport offers additional covered parking and is currently utilised as a sheltered outdoor seating area, ideal for relaxation or entertaining.

The established gardens provide an attractive setting for the bungalow, incorporating lawned areas, paved pathways and seating spaces, together with a variety of mature shrubs, trees and planting beds. Two magnificent mature oak trees form a distinctive feature of the grounds, adding character and a sense of maturity to the garden.
Timber garden sheds provide useful storage for gardening equipment and outdoor furniture.

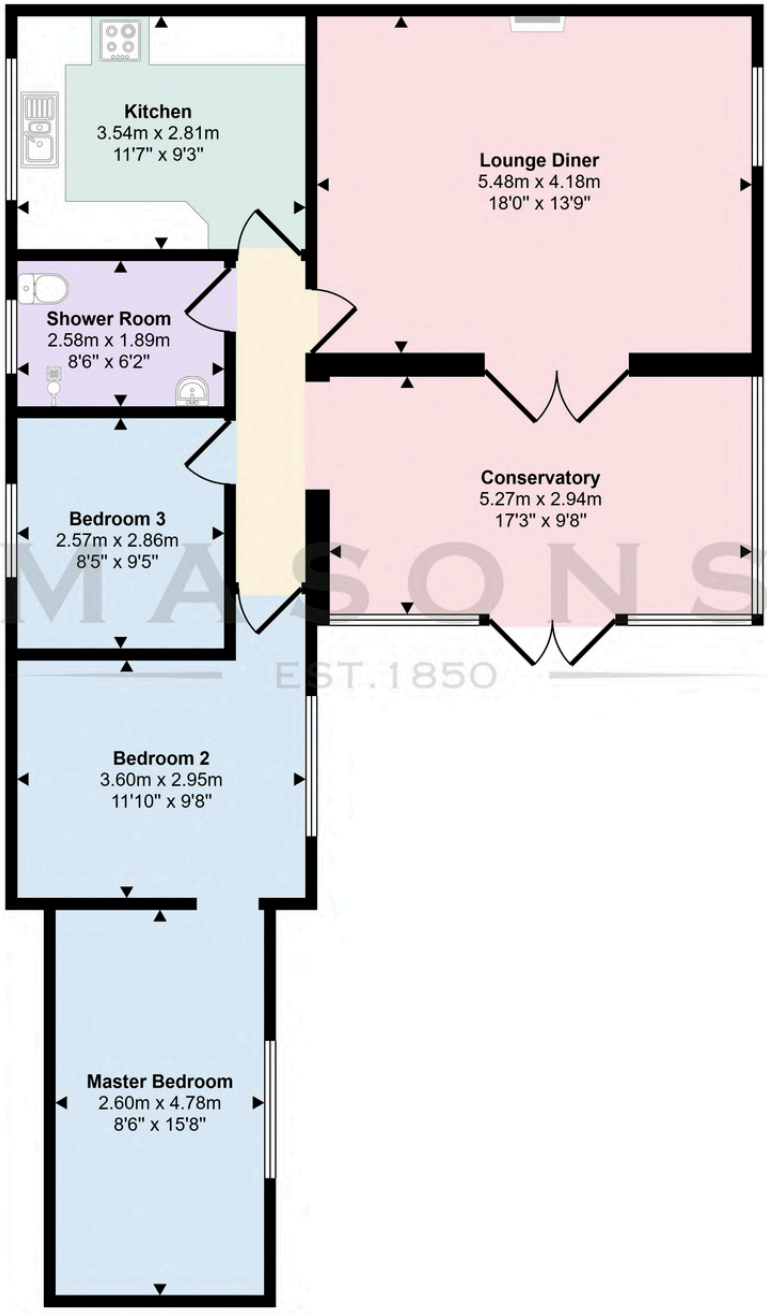








Approx Gross Internal Area
94 sq m / 1007 sq ft



Floorplan

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).



The Lincolnshire Wolds and The Coast

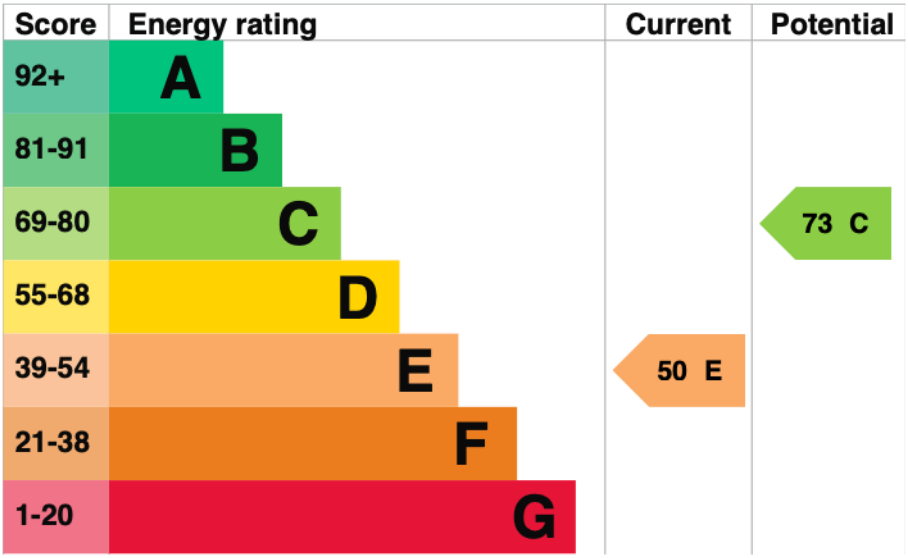


Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer 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.



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.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

Services Connected

We are advised that the property is connected to electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///ballpoint.clever.pats

Directions

From Louth, proceed along the A157 towards Manby, continuing into the village. Turn onto Carlton Road and then right onto Provost Road. Continue along Provost Road, following the bend to the right, where Oak Lodge can be found on the left-hand side, accessed via a gated driveway.

Agent's Note

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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