Maple House, Carlton Road

Manby, LN11 8HH

BELL

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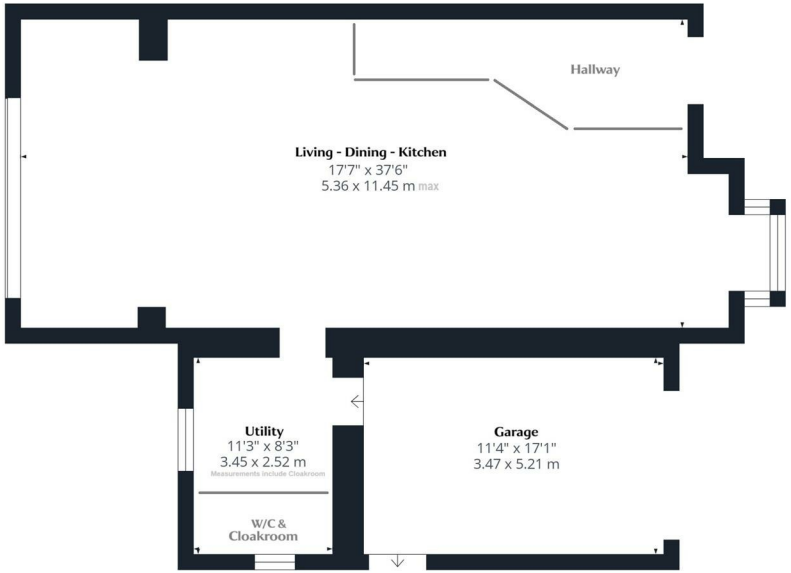
Maple House is an attractive, three-bedroom new build property by WCB Developments Ltd located to a bright, West-facing position in the popular village of Manby. Comprising of Hampton Rural bricks, Cotswold roof tiles and anthracite double-glazed windows, the property will enjoy landscaped outside spaces with a granite chipped drive and parking spaces, seeded lawns, a rear patio area and 5ft boundary fencing. Internal details will include oak doors, LVT flooring throughout the ground floor (with underfloor heating); carpets to the first floor.

The property will be laid out with a large, open-style living-dining-kitchen, sliding doors stepping out to the rear garden, alongside utility, cloakroom/WC and entrance hallway to the ground floor; bathroom, bedrooms and en suite (to master) above. The property will benefit from a Professional Consultants Certificate on completion.

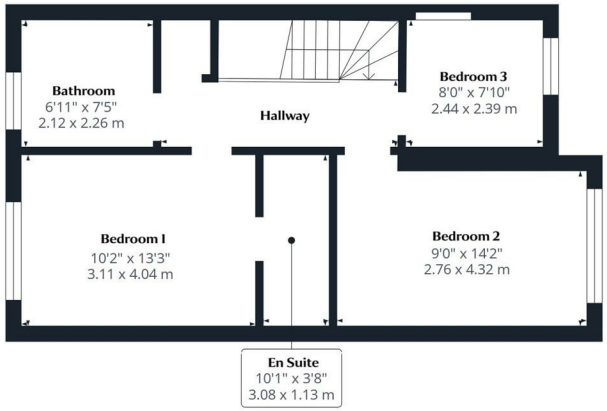
Manby is a pleasant village offering a range of local amenities, including a Post Office, doctors' surgery, Manby Meat & Fish, Mimi's Café and a Community Youth Centre. The village is conveniently located alongside the neighbouring village of Grimoldby, which offers a local shop and an Ofsted-rated 'Good' Primary School. Just five miles away is the market town of Louth, offering a full range of services, schooling, and social facilities, known as the Capital of the Lincolnshire Wolds a designated National Landscape.

ACCOMMODATION

Hazel House floorplan shown here - Maple House is a mirror image.



Ground Floor



Floor 1

Approximate total area(1)

1473 ft²

136.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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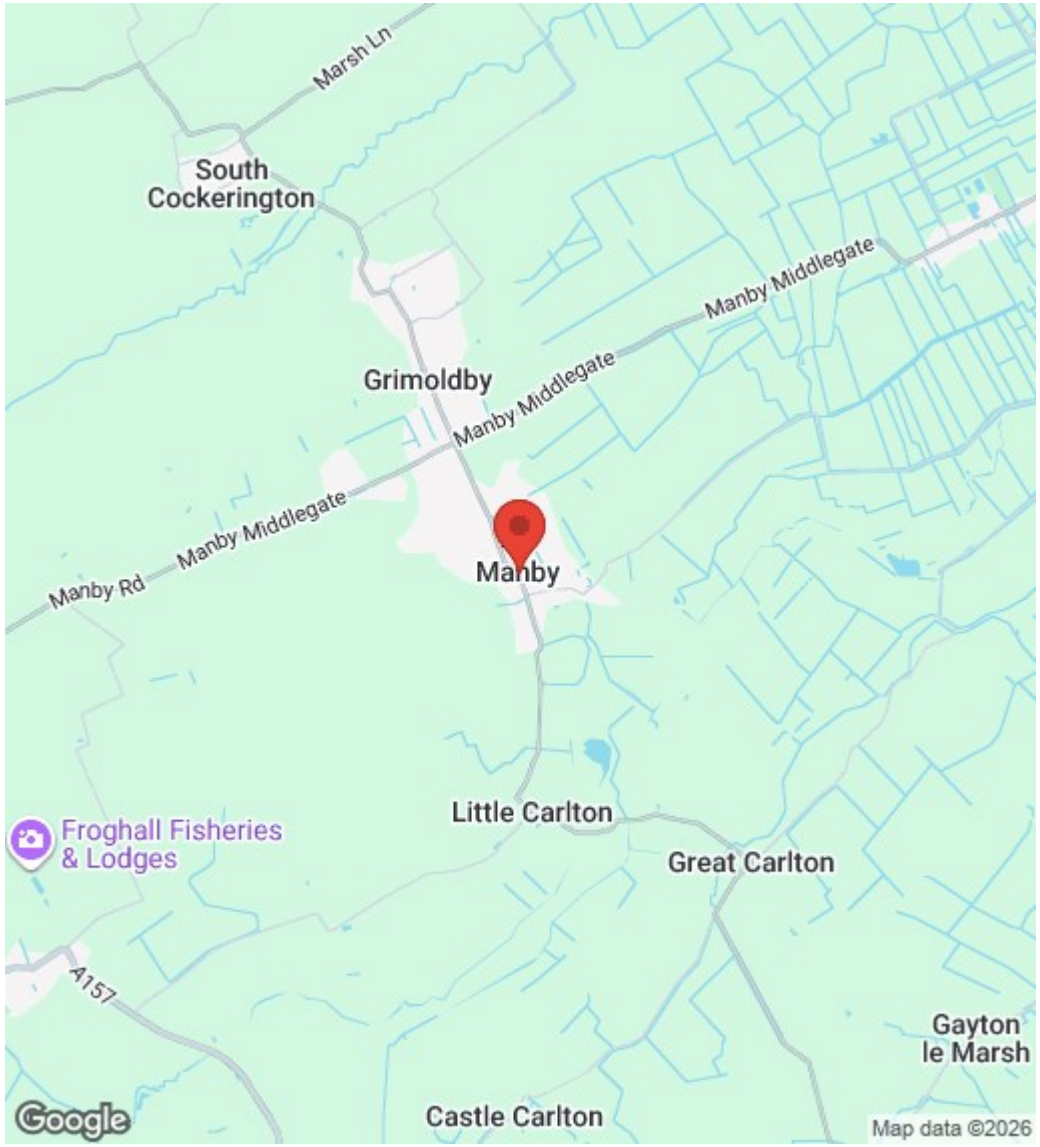

COUNCIL TAX: – Tax band: New Build

ENERGY PERFORMANCE RATING;

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

Tel: 01507 522222
Email: horncastle@robert-bell.org
Website: www.robert-bell.org

Brochure prepared: 14th October 2026

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