



Tudor Rose Manby Park, Manby, LN11 8UT

Asking Price £340,000

TES Property bring to the market this unique and well presented three bedroom detached property located in the village of Manby, only 6.3 miles to the market town of Louth. This delightful family home offers versatile living with open plan living to the ground floor along with three bedrooms and a bathroom to the first floor, with the added benefit of a self contained annexe providing heaps of potential! Situated on a corner plot. the property is enclosed with fencing with front and rear gardens and off road parking.

Location - Manby

The popular village of Manby is adjoined with the village of Grimoldby. It is approximately 5 miles from Louth, 20 miles from Grimsby and 30 miles from Lincoln.

It is well serviced with a wealth of amenities including a grocery store, a supermarket, an Italian restaurant, a coffee shop, a post office and a cricket club. As well as doctors' surgery, a nursery, a primary school and it's within the catchment of King Edward Grammar School.

The village also offers rural walks with a network of popular footpaths and beaches are only a short drive away.

Entrance Porch 3'9" x 4'3" (1.16m x 1.30m)

Enter via a uPVC frosted door into the porch where there is Karndean wood effect flooring and a door leading into the hallway.

Open Plan Living Diner

Lounge 13'9" x 23'2" (4.21m x 7.068m)



The lounge area features a multi-fuel burner with tiling behind and slate hearth, there is a uPVC window to the front, vertical radiator, staircase to the first floor and continuation of Karndean wood effect flooring which leads through into the dining area.

Dining Room 10'3" x 9'10" (3.14m x 3.01m)



With feature wall, uPVC French doors, vertical radiator and opening into the kitchen.

Kitchen 9'10" x 12'11" (3.01m x 3.95m)



The kitchen is fitted with a range of white wall, base and drawer units with glass fronted cabinets and a complimentary grey worktop over incorporating a one bowl stainless steel sink unit with drainer with splashbacks. There is an integrated oven and grill with electric hob, space for a dishwasher, tumble dryer and American style fridge freezer. There is a window and door to the utility room and grey tiled floor.

Utility Room 5'10" x 10'2" (1.78m x 3.10m)



The utility room is fitted with the same matching units and worktop as the kitchen with a stainless steel sink unit with drainer, under counter space and plumbing for a washing machine and low level freezer, tiled flooring, a uPVC window and door and door into the W.C.

Cloakroom 5'10" x 4'3" (1.78m x 1.30m)

Fitted with a W.C and wash hand basin with cream tiled floor, frosted uPVC double glazed window to the rear and a storage cupboard.

First Floor Landing 7'10" x 7'10" (2.40m x 2.40m)



Spacious landing with single glazed window to the side, loft access hatch and doors leading into all first floor rooms.

Bedroom 1 12'1" x 12'9" (3.69m x 3.90m)



Double bedroom with uPVC double glazed window to front, built in mirror fronted wardrobes and a radiator.

Bedroom 2 11'9" x 12'11" (3.59m x 3.95m)



Double bedroom with uPVC double glazed window to the rear, spotlights to the ceiling and a radiator.

Bedroom 3 8'10" x 10'0" (2.71m x 3.07m)



Double bedroom with uPVC window to the front, wood laminate flooring, built in storage cupboard and a radiator.

Bathroom 6'7" x 9'10" (2.03m x 3.02m)



Fitted with a three piece white suite consisting of a P shape panelled bath with shower over and curved glass screen, w/c and a wash hand basin with tiled splashbacks, grey tile effect vinyl floor, heated towel rail, frosted uPVC double glazed window to the front and an airing cupboard housing the hot water cylinder.

Annexe

Utility Room 4'10" x 5'3" (1.49m x 1.62m)

With worktop with space and plumbing below for a washing machine and tumble dryer, uPVC double glazed frosted door to the rear, tiled floor and wall mounted consumer unit. Doors lead into the shower room and bedroom.

Shower Room 5'3" x 7'2" (1.62m x 2.198m)



Fitted with a three piece suite consisting of a large walk in shower with glass shower door, w/c and wash hand basin with tiled splashbacks, tiled floor, frosted uPVC double glazed window to the front, heated towel rail and a radiator.

Bedroom 9'6" x 9'6" (2.90m x 2.90m)



Double bedroom with uPVC double glazed window to the side, radiator, spotlights to the ceiling and a radiator. A door leads into the kitchen.

Kitchen Diner 9'10" x 9'5" (3.01m x 2.88m)



Fitted with a range of light wood wall, base and drawer units with charcoal worktops over with stainless steel sink unit with drainer. There are black tiled splashbacks, integrated oven with electric hob and extractor over, space for a dishwasher and tall fridge freezer, wood laminate flooring, spotlights to the ceiling and space for dining table.

Lounge 10'5" x 9'5" (3.18m x 2.88m)



Open plan from the kitchen, with wood laminate flooring, uPVC French doors and window, spotlights to the ceiling and a radiator.

Front Garden



The front garden is laid to lawn with matures bushes and trees and enclosed with fencing to the boundaries with double gates to the side leading to the driveway.

Rear Garden



The rear garden features a sizeable patio area and raised decking, perfect for entertaining or alfresco dining in the summer months.

Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Brochure Prepared

April 2025.

Council Tax

East Lindsey District Council Tax Band C.

Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

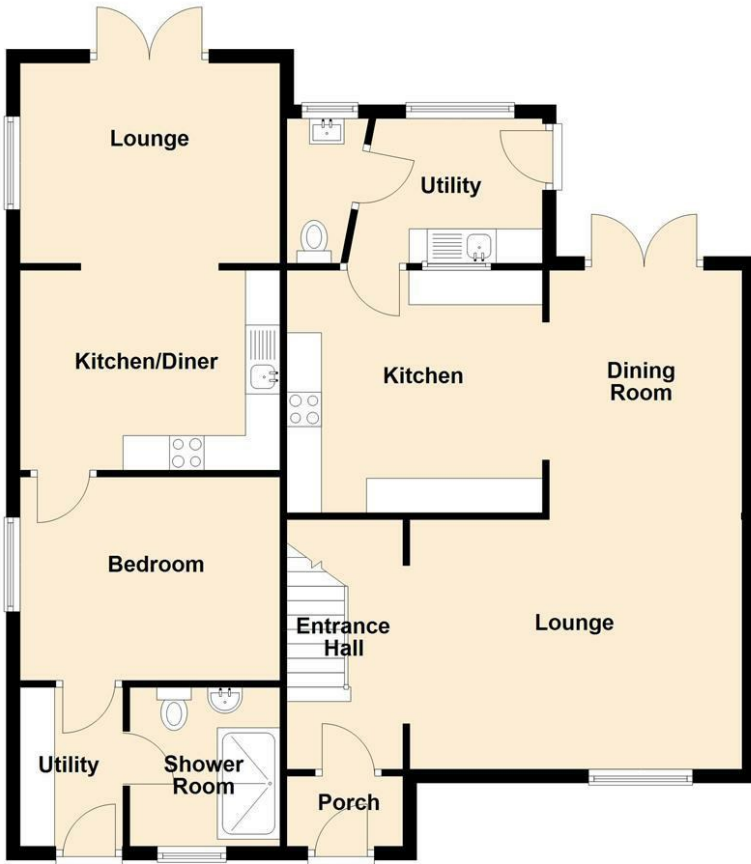
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

Floor Plan

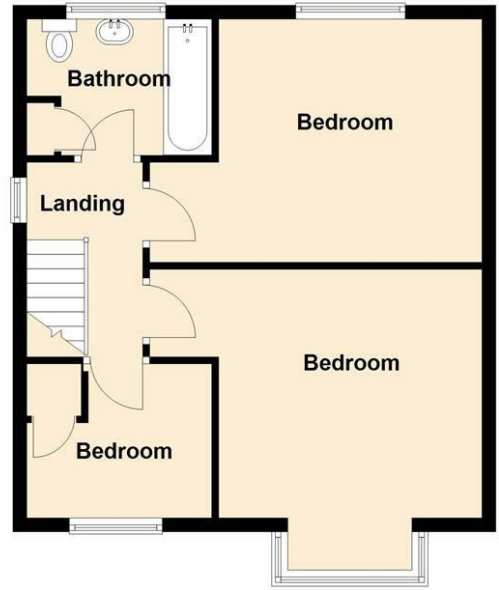
Ground Floor

Approx. 101.7 sq. metres (1094.5 sq. feet)



First Floor

Approx. 48.5 sq. metres (521.6 sq. feet)



Total area: approx. 150.1 sq. metres (1616.1 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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