



3 Valiant Road, Manby, LN11 8UD
Asking Price £315,000

TES Property bring to the market this well presented and move in ready family home located in the popular village of Manby.

This semi detached house offers spacious rooms throughout consisting of an attractive kitchen diner with utility off, living room with a cosy log burner, conservatory and ground floor W.C. To the first floor there are four bedrooms with an en-suite shower room and an additional family bathroom, both with a modern three piece suite.

Externally the property has the benefit of a sizeable driveway providing ample off road parking and a single garage, there is a front garden which could be further parking space if required. To the rear is a sizeable enclosed garden perfect for children and having guests round.

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 Hallway



Enter the property via a uPVC glazed front door into the welcoming hall where there is a staircase to the first floor with a useful under stair storage cupboard, coving to the ceiling and two radiators.

Downstairs Toilet 4'4" x 6'8" (1.326m x 2.039m)



Fitted with a w/c and wash hand basin in vanity unit with tiled splashbacks. There is a heated towel radiator, uPVC double glazed window to the front, storage unit and coving to the ceiling,

Living Room 17'5" x 12'0" (5.32m x 3.66m)



Bright and airy room with feature log burner in stone fireplace with wooden mantle, uPVC double glazed window to the front, uPVC patio doors to the rear and two radiators.

Kitchen/Diner 12'4" x 24'11" (3.77m x 7.60m)



The kitchen is fitted with a range of shaker style wall, base and drawer units with contrasting worktops incorporating a 1.5 bowl sink and drainer, there is a wine fridge, 'Cuisine Master' 5 ring burner with double oven and grill with extractor over and integrated dishwasher. There is a breakfast bar and island, both with electric, dual aspect uPVC double glazed windows to the front and rear, spotlights to ceiling, tiled splashbacks and two radiators.

Utility 7'10" x 5'3" (2.41m x 1.61m)



Fitted units with space and plumbing for a washing machine, tumble dryer, space and plumbing for American fridge freezer, wall mounted Baxi boiler and a uPVC double glazed window to the rear.

Conservatory 9'4" x 18'4" (2.86m x 5.59m)



With electric underfloor heating, an additional radiator and feature ethanol fireplace, part insulated roof, uPVC double glazed patio doors to the rear garden and uPVC double glazed barn door from the kitchen.

Half Landing



With stained glass feature window.

First Floor Landing

With loft access with 3/4 boarding and a radiator.

Bedroom 1 12'5" x 12'0" (3.807m x 3.66m)



With uPVC double glazed window to the rear, coving to the ceiling and a radiator. A door leads into the en-suite.

En Suite Shower Room 4'7" x 11'11" (1.40m x 3.64m)



Fitted with a three piece suite consisting of a walk in shower cubicle with rainfall shower head, W.C and a wash hand basin in unit with cupboards. There is an electric heated mirror, uPVC double glazed window to the front, splashbacks and coving to the ceiling.

Bedroom 2 13'2" x 11'10" (4.03m x 3.62m)



With uPVC double glazed window to the front, built in wardrobes with cupboard and a radiator.

Bedroom 3 11'3" x 8'9" (3.43m x 2.69m)



With uPVC double glazed window to the rear, coving to the ceiling and a radiator.

Bedroom 4 6'11" x 10'4" (2.12m x 3.164m)



Radiator, uPVC double glazed window to front, built in wardrobe with cupboard above.

Bathroom 5'10" x 8'2" (1.78m x 2.512m)



Attractive bathroom fitted with a three piece suite

consisting of a P shaped bath with rainfall shower head with standard attachment, wash hand basin with floating drawer and a W.C. There is a heated towel radiator, uPVC double glazed window to the rear, part tiled walls and smart mirror.

Rear Garden



The rear garden is mainly laid to lawn and secured with hedging and fencing to the boundary. There are several seating areas including a raised decking area and patio with a summerhouse with electric and fronted with an additional decking area with lighting. There is a variety of shrubs and plants throughout, electric sockets, an outside tap and sensor lighting. A covered walkway leading to garage with lighting and pedestrian door to front.

Front Garden



The property is fronted with a recycled rubber driveway providing ample off road parking. There is a front lawn area with mature borders, up and down lighting, and there is an additional parking space in front of garage. On the opposite side of the road is a concrete area with log store.

Garage 11'1" x 9'0" (3.39m x 2.765m)

Garage with light and power and up and over doorway.

Agent Notes

We understand there is a maintenance charge for the road.

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

July 2025.

Council Tax

East Lindsey District Council Tax Band C.

Viewings

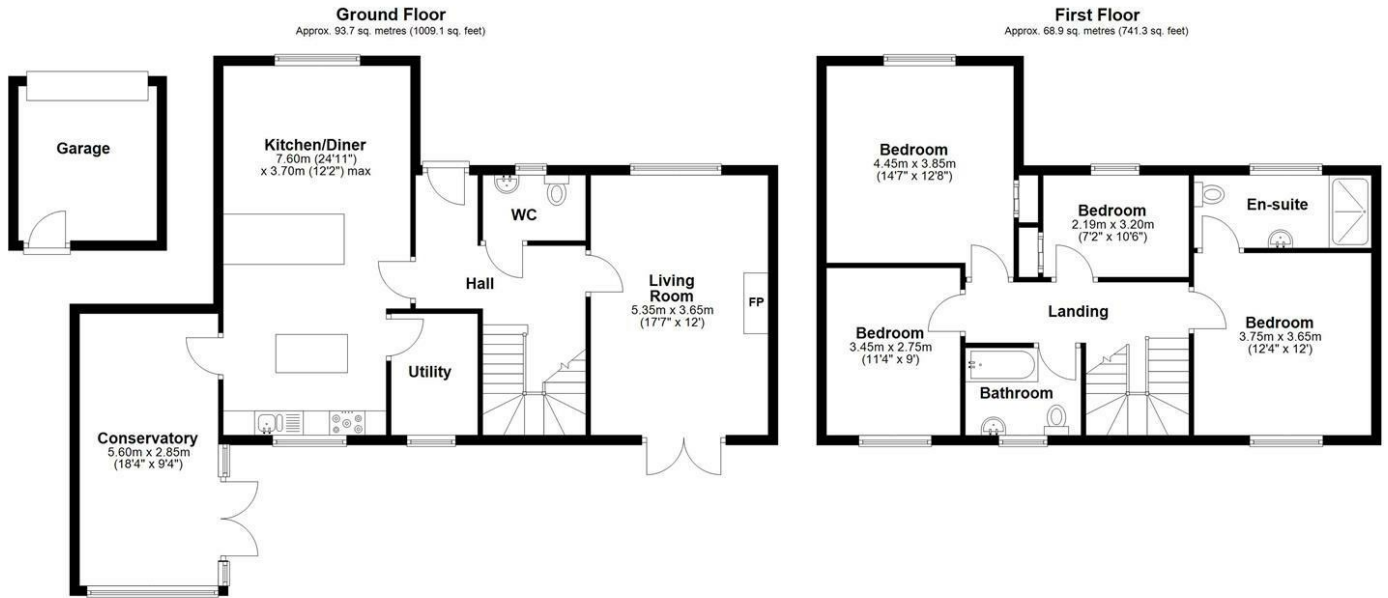
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

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

Saturday 9:00am to 1:00pm

Floor Plan



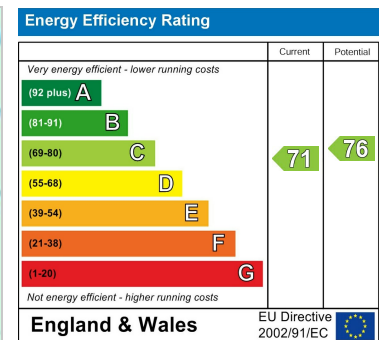
Total area: approx. 162.6 sq. metres (1750.3 sq. feet)

Robin Mapleston (info@epcforproperty.net) / Plan is for illustration and marketing purposes only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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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