

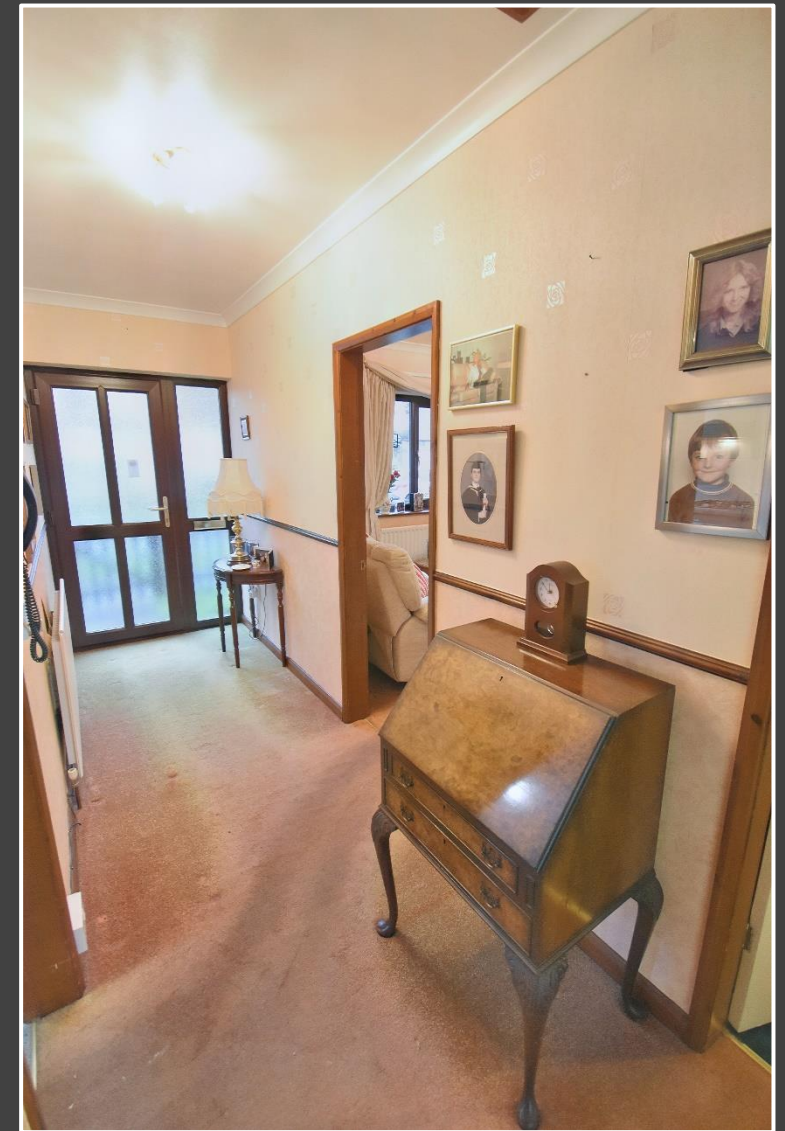


17 Vampire Road, Manby  
Louth. LN11 8TX  
**M A S O N S**  
EST. 1850

## 17 Vampire Road, Manby, Louth. LN11 8TX

01507 350500

Positioned in the popular village of Manby within short walking distance to local amenities is this well-presented, two bedroom bungalow benefitting from light and airy accommodation comprising a kitchen diner with built-in appliances, hallway with two double bedrooms leading off to the rear, a generous lounge and wet room. Low maintenance front and rear gardens with a driveway to the side providing off-street parking and leading to the single garage. With uPVC double glazing and gas central heating this is surely an excellent opportunity not to be missed.



## Directions

From Louth take the Legbourne Road away from the town and at the roundabout take the first exit along the B1200 road. Follow the road for some distance and upon arriving at Manby Middlegate, continue to the traffic lights and turn right along Carlton Road. Follow the road for a distance and take the left turn into Vampire road where the property will be shortly on the right.

## Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

## Hallway

Accessed by a part-glazed uPVC door with matching side window having large canopy providing shelter to the front. Six-panel doors into main principal rooms and attractive wallpaper decoration. Smoke alarm and loft hatch to ceiling providing access to roof space.





### Kitchen Diner

Having part-glazed uPVC door leading to driveway. Range of base and wall units with wood-effect doors, roll-top laminated work surfaces with attractive tiling to splashbacks, single bowl stainless steel sink, Hotpoint single electric oven with Stoves four-ring gas hob above and extractor fan over. Space provided for washing machine and under-counter fridge/freezer. Window to the front and also housing the Worcester 240 gas boiler. Breakfast bar area to side and also having electric consumer unit to wall.



### Lounge

Situated at the front, being a very generous size with window overlooking the garden and attractive wallpaper. Carpeted floor, central ceiling rose with light point and dimmer switch.

### Bedroom 1

At the rear with window overlooking the garden, double in size with ample space for wardrobes. Neutral decoration and carpeted flooring.



### Bedroom 2

A further double bedroom at the rear with window, neutral decoration and carpeted floor.

### Wet Room

Having low-level WC, wash hand basin and shower area to corner with tiling to all wet areas. Shower rail and Triton electric shower unit with hand attachment. Mirrored cabinet to wall and frosted glass window to rear, extractor fan. Cupboard to side with shelving providing useful storage for laundry and linen with fitted radiator within.





### Garage

Of brick construction and complementary design to the main dwelling, with up and over door. Recently upgraded electrics with consumer unit. Lights and power points provided, with workbench area to rear. Pre-wired for fitment of electric door.

### Front Garden

Driveway accessed via double timber gates with timber fencing to all perimeters. Concrete driveway providing parking for one vehicle and leading to garage. Concrete ramp and handrail ideal for wheelchair access to kitchen door. To the front is a paved pathway and further pedestrian gate giving access to the front door with the remainder laid to lawn and well-maintained planted borders. Outside security lighting and large timber gate giving access to rear garden.



## Rear Garden

A completely private and low-maintenance garden laid to paving with concrete path and an area of well-maintained planted border to one side. Fenced perimeter to side with the rear boundary made up of a large hedge. Storage area behind garage and also having external lighting and tap. An ideal private space for relaxing of a summer's evening.

## Location

Manby is a sizeable and well serviced village which merges with the adjacent village of Grimoldby. Together these villages provide a local mini supermarket, Post Office, and Primary School. The market town of Louth is approximately 5 miles away and has 3 markets each week, a range of shops, highly regarded schools including the King Edward VI Grammar school, a cinema, a theatre, bars, restaurants and cafes. The area has many footpaths for walkers and the coast is just a few miles from the property at its nearest point, with access to open sandy beaches and nature reserves along the dunes. The main business centres are in Lincoln (approx. 30 miles) and Grimsby (approx. 19 miles).





### Viewing

Strictly by prior appointment through the selling agent.

### General Information

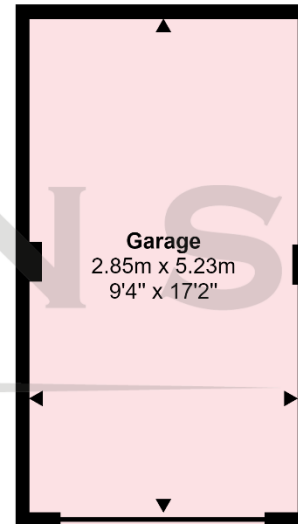
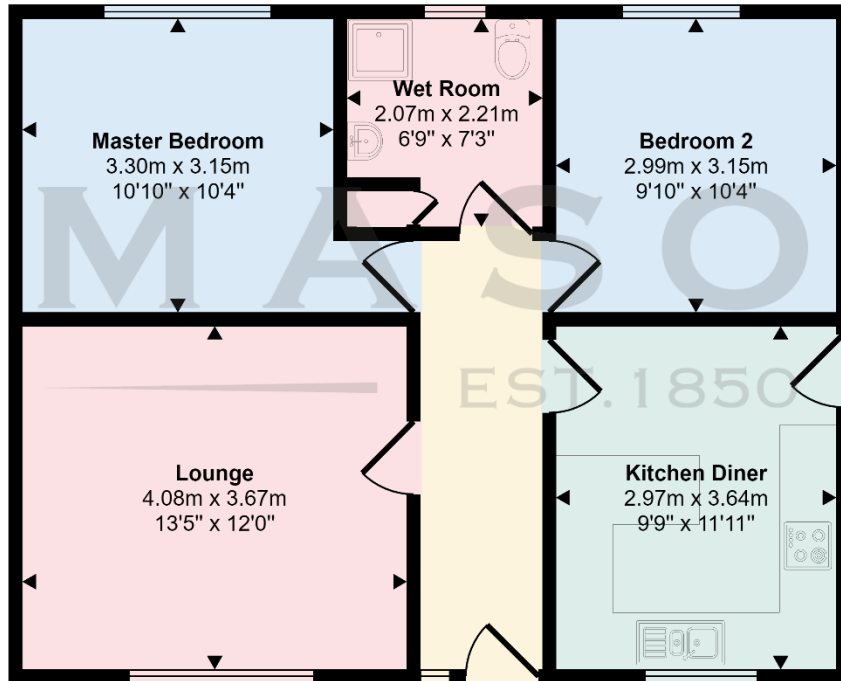
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.





**Floor Plans and EPC Graph**  
 NB A PDF of the full Energy Performance Certificate can be emailed on request

Approx Gross Internal Area  
 75 sq m / 808 sq ft



Garage  
 Approx 15 sq m / 160 sq ft

Floorplan  
 Approx 60 sq m / 647 sq ft

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 the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.