



Edgefield, 9 Church Lane
Manby, LN11 8HL

M A S O N S

EST 1850

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01507 350500

Well positioned in the popular village of Manby along the quiet, leafy Church Lane and benefitting from an open outlook to the rear and views of St. Mary's church to the front. A spacious three-bedroom bungalow positioned well back from the road on a generous plot having well-appointed accommodation comprising open plan lounge to dining room, breakfast kitchen, three bedrooms, one with en suite washroom, family bathroom and a superb conservatory overlooking the rear garden with an integral double garage to the side. To the front is ample driveway parking for multiple vehicles and the rear garden enjoys a private setting with the addition of a large garden shed and greenhouse.



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, continue through the S-bends and then take the left turn into Church Lane passing St. Mary's church. The property will then be found a short way on the left side.

The Property

Well maintained having uPVC windows, gutters and fascias. Heating is provided by way of Worcester gas central heating boiler located in the garage. CCTV system with LCD monitor fitted to the hallway. We are advised this superb bungalow dates back to 1987.

Accommodation

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





Hallway

Accessed via a part-glazed uPVC door, window to the side with initial porch providing shelter to front with lighting provided. Neutral decoration to hallway and having six-panel doors into bedrooms and living accommodation. CCTV monitor mounted to wall, smoke alarm to wall, alarm control panel, carpeted flooring. Useful cupboard with shelving to side.

Lounge

Situated at the front having a superb aspect with windows to two sides, feature stone fireplace to chimney breast with open grate fire. Two light points to ceiling and three light points to walls, view to front of the church and spacious front garden, carpeted flooring with a large archway through to:

Dining Room

Window to front having ceiling and wall light points, ample space for dining table, currently with work space to corner. Carpeted flooring.



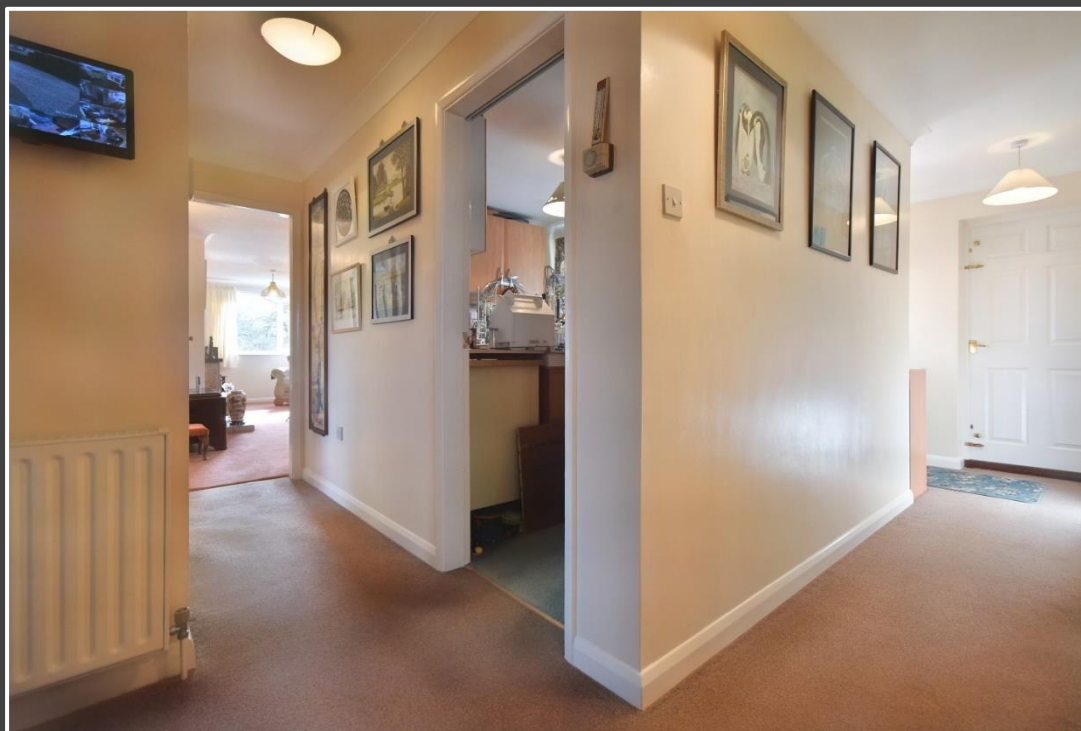
Conservatory

A spacious conservatory facing the rear garden having brick dwarf walls, uPVC windows and polycarbonate roof covering. Door to side leading onto patio, fitted blinds to all windows and carpeted floor.

Breakfast Kitchen

A smart fitted kitchen having a range of base and wall units with wood-effect Shaker style doors with chrome handles. Slate-effect laminated work surfaces with matching splashbacks, breakfast bar to the centre of the room. One and a half bowl, stainless steel sink with mono mixer tap, window overlooking the side and having a free-standing Zanussi double electric oven with four-ring hob above and extractor over. Built-in slimline





Hotpoint dishwasher, space provided for larder fridge, part-glazed uPVC door leading onto side passageway with frosted glass, fitted blinds to windows and having tile-effect vinyl cushion flooring.

Master Bedroom

A double room having built-in wardrobes over bed and side tables and double doors into wardrobe storage. Smartly decorated with carpeted floor and large window overlooking the garden. Door through to:

En Suite Wash Room

Having low-level WC and hand wash basin, frosted glass window to side, Dimplex wall-mounted heater and vinyl cushion flooring. To one side is a large double cupboard which has the potential to be converted to a shower should the purchaser wish to create full en suite shower room.



Bedroom 2

A good size double bedroom having a range of built-in cupboards and side tables, built-in wardrobes to side with double doors and having part-glazed uPVC door and window leading into the conservatory.

Bedroom 3

Currently used as a hobby room with built-in cupboards and work bench, window to side and carpeted flooring. Fittings can easily be removed to create a generous single bedroom.

Bathroom

Smartly fitted suite with large wash hand basin with storage cupboards and drawers below, low-level WC and panelled bath with mixer taps, also having thermostatic shower mixer to wall with folding shower screen to side. Fully tiled wet areas with attractive slate finish, large white heated towel rail and shaver point to side. Frosted glass window, useful cupboard to side providing airing cupboard with hot water tank, shelving provided for laundry and having vinyl cushion flooring.





Double Garage

Integral garage having up and over door and connecting door into bungalow with further rear uPVC access door, window to rear. Lights and power provided with fitted shelving to perimeters, also housing the Worcester gas-fired central heating boiler. Fitted utility area having base units and stainless steel sink, space and plumbing for washing machine and tumble dryer, also housing the water softener system. Loft hatch providing access to roof space being boarded to its full length with loft ladder provided.



Front Garden

Accessed via a five-bar timber gate having high-level timber fencing to boundaries, to the generous gravelled driveway providing parking for multiple vehicles. Front garden laid to lawn with a good range of mature trees and range of planted borders with bushes and low maintenance shingle. Passage to side of property giving access to the side door to kitchen. Driveway continuing giving access to double garage.

Rear Garden

A superb size having an open outlook to one side over paddocks. Fencing to perimeters and large lawned area to centre with pergola and seating area. Large timber shed to far end providing useful storage. Mature bushes and trees and hedging to perimeters with well-planted borders having flowering bulbs and plants. Useful patio adjacent conservatory providing an ideal space for al fresco dining. Also with greenhouse with aluminium frame. To the side is a useful brick-walled bin and compost storage area. Outside tap and lighting.

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 D.



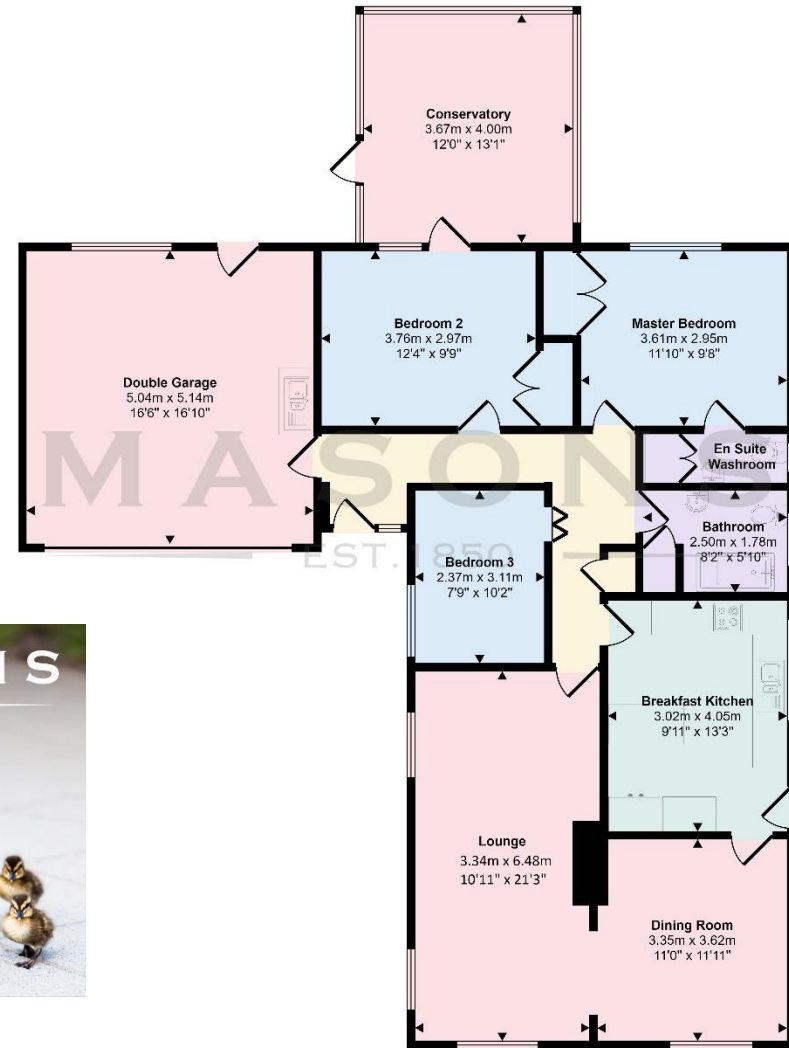
Floor Plans and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request

Approx Gross Internal Area
139 sq m / 1493 sq ft



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



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 the real items. Made with Made Snappy 360.

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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.

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