



Hunters Moon, Grange Lane
Manby, LN11 8HF
M A S O N S

EST. 1850

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01507 350500

Ideally positioned in the popular village of Manby towards the end of a no-through road and benefitting from excellent open farmland views to the front, this spacious three bedroom, semi-detached bungalow is presented in superb and extended condition with meticulously maintained gardens and ample off-road parking.

The property comprises a smart fitted kitchen, lounge and sun room or dining room to rear. Off the central hallway are three large double bedrooms and a superb family bathroom. The rear garden enjoys a southerly aspect with summer houses and potting shed/workshop and vegetable gardens. All ideally positioned just a short walk to the nearby post office and mini supermarket with the larger Louth market town only 7 minutes by car.



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 short distance and take the left turn into Grange Lane where the property will be found towards the end on the right.

The Property

A well designed and remodelled bungalow believed to date back to 1965, being of brick construction with pitched roof covered in concrete interlocking tiles with later rear extensions. The property has fully double-glazed uPVC windows and doors with matching uPVC soffits, fascias and guttering. Heating is provided by way of a Worcester gas-fired central heating boiler.





Accommodation

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

Entrance Porch

Accessed via part-glazed uPVC door with leaded coloured glass, through further part-glazed timber door into:

Central Hallway

L-shaped hall with loft hatch giving access to roof space, built-in cupboard to corner and coat hooks to wall. Engineered Oak flooring and four-panel solid pine doors into principal rooms.

Kitchen

A good range of base and wall units finished with Shaker style ivory doors and chrome knobs. Solid oak woodblock work surfaces with attractive tiling to splashbacks. Large, white ceramic single bowl sink with chrome mono mixer tap, space and plumbing provided for



slimline dishwasher and having free-standing Delongi double electric oven with four-ring gas hob on top and chrome extractor above. Smart chrome shelving at eye level and to the corner is the Worcester gas fired central heating boiler. Window to side over driveway and small space to side for breakfast table if required. Marble effect flooring.

Lounge

Having superb views over the well-maintained rear garden with doors giving access to the patio. Further window to the side with the room enjoying a bright and sunny southerly aspect. Engineered Oak flooring and neutral decoration with connecting door through to:

Sun Room/Dining Room

A superb bright room suitable for a variety of purposes with useful utility area to side with cupboard and worktop and resin sink with tap. Space and plumbing provided for washing machine, tiling to splashbacks. Centrally, there is a superb roof lantern allowing natural light to flood the room.





Patio doors giving access to the front driveway with further doors giving access to rear patio. Tile-effect luxury vinyl flooring.

Bedroom (rear)

A spacious double room with window overlooking rear garden. Engineered Oak flooring and neutral decoration.

Bedroom (front)

Large window overlooking front garden with superb views across open farmland. Neutral decoration and being a large double in size. Built-in storage cupboards to corner and engineered oak flooring.



Bedroom 3 (front)

A further large double room with windows to two aspects, also with great views across open farmland. Double in size and having engineered oak flooring and neutral decoration.

Family Bathroom

A smart white suite consisting of low-level WC, wash hand basin and panelled bath with Triton electric shower unit above. Attractive tiling to all wet areas in Metro style blue. Frosted glass window, heated towel rail and spotlights to ceiling with extractor fan. Airing cupboard to corner with shelving fitted for laundry. Marble-effect flooring.

Potting Shed/Workshop

Attached to the rear of the property and being of very sound construction with brick base and uPVC windows and doors with solid roof, concrete floor and doubling up as a useful workshop with electrics provided.

Front Approach

Having a long, concrete driveway providing parking for multiple vehicles. Outside tap and bin storage area. Access





to front door and lighting. Well maintained front garden with fenced and hedged perimeter, well planted borders with bushes and spring flowering bulbs, central gravelled area and concrete pathway with water collection butts to side. Access to rear garden from Drive.

Rear Garden

Having an excellent southerly aspect giving sunny outlook for the majority of the day. Smart paved patio adjacent the rear doors, ideal for al fresco dining, leading onto the predominantly lawned garden, meticulously maintained with superb planted borders with a range of mature bushes, shrubs, trees and spring flowering bulbs. At the side of the property is a range of water butts and storage area with outside tap. The rear is a perfect set up for the green fingered gardener, having two aluminium-framed greenhouses and four raised vegetable plot beds. Perimeters made up of timber fencing. Smart seating area towards rear of garden leading to the large



summer house with canopy to front. Timber construction painted blue, ideal for relaxing in of a summer's evening and can also be utilised for dry storage with water connection butts to side and composting area. A second useful summer house situated to side, currently used as garden store, of timber construction with sloping felted roof.

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 B.



Floor Plans and EPC Graph

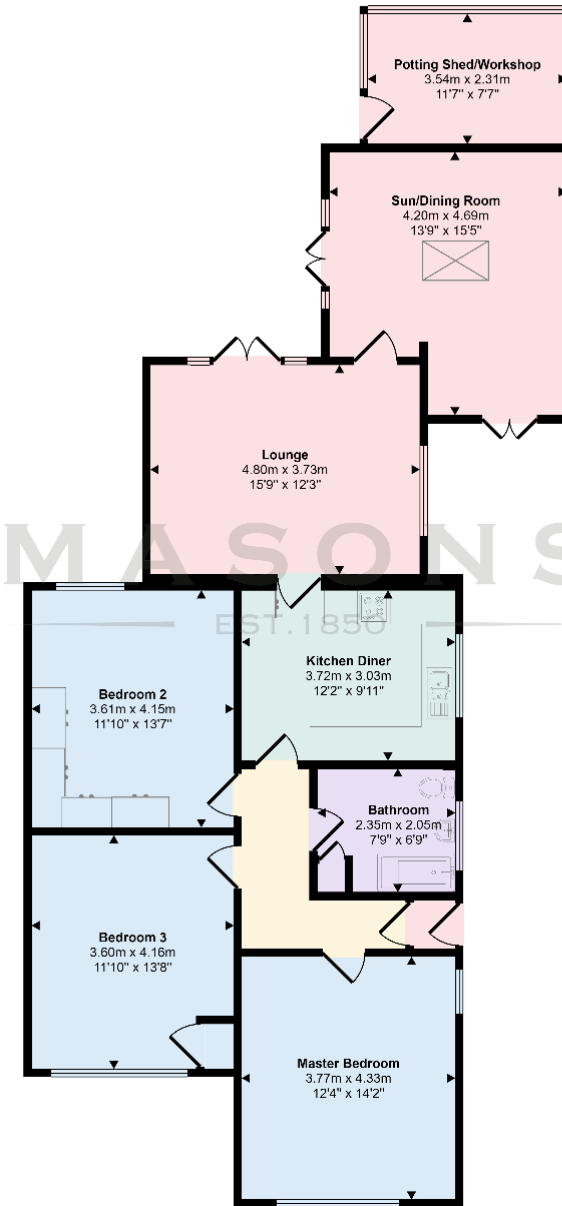
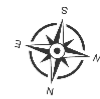
NB A PDF of the full Energy Performance Certificate can be emailed on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

Approx Gross Internal Area
119 sq m / 1278 sq ft



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

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