

Pygott & Crone

1 Venom Road

Manby, Louth, Lincolnshire, LN11 8UE

£425,000

4 Bedroom Detached House

- Freehold
- Detached Home
- 4 Bedrooms
- 3 Reception Rooms
- Spacious Rear Garden
- In & Out Driveway with Detached Garage
- Sought After Village Location
- Conservatory
- EPC Rating - D, Council Tax Band - C

Click here to access the Energy Performance Certificate for 1 Venom Road, Manby, Louth, Lincolnshire, LN11 8UE





Overview

This beautifully presented 4-bedroom detached home, full of charming character, is situated in the highly regarded village of Mandby. The property offers a spacious Main Bedroom with an En Suite, an inviting Lounge featuring a cozy log burner, perfect for those colder months, while the separate Dining Room offers a great space for family meals or entertaining guests. The heart of the home is the open-plan Kitchen, creating a seamless flow for modern living. There is also a convenient downstairs WC for added practicality. A bright Conservatory extends the living space, overlooking the generous rear garden, which is ideal for outdoor enjoyment.





Viewing is essential to fully appreciate this beautifully presented property, which is comprised of: Entrance Hallway, W/C, Lounge, Dining Room, Open Plan Kitchen/ Diner, Utility, Store Room and Conservatory. Upstairs are 4 good size Bedrooms, Family Bathroom, with the master Bedroom benefiting from En Suite and Walk in Wardrobe.

To the front, the home benefits from an in & out driveway and detached garage, offering ample parking and additional storage. This lovely home combines character, comfort, and space in a peaceful village setting, making it the perfect place for family living.

Agents Note- There is a charge of £100 per annum for the maintenance of the private road.













Venom Road, Manby, Louth, LN11

Approximate Area = 2005 sq ft / 186.2 sq m
Store = 173 sq ft / 16.1 sq m
Total = 2178 sq ft / 202.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Pygott & Crone. REF: 1244611









Location



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Dave Jolley
Mortgage & Protection Adviser
0330 912 0007

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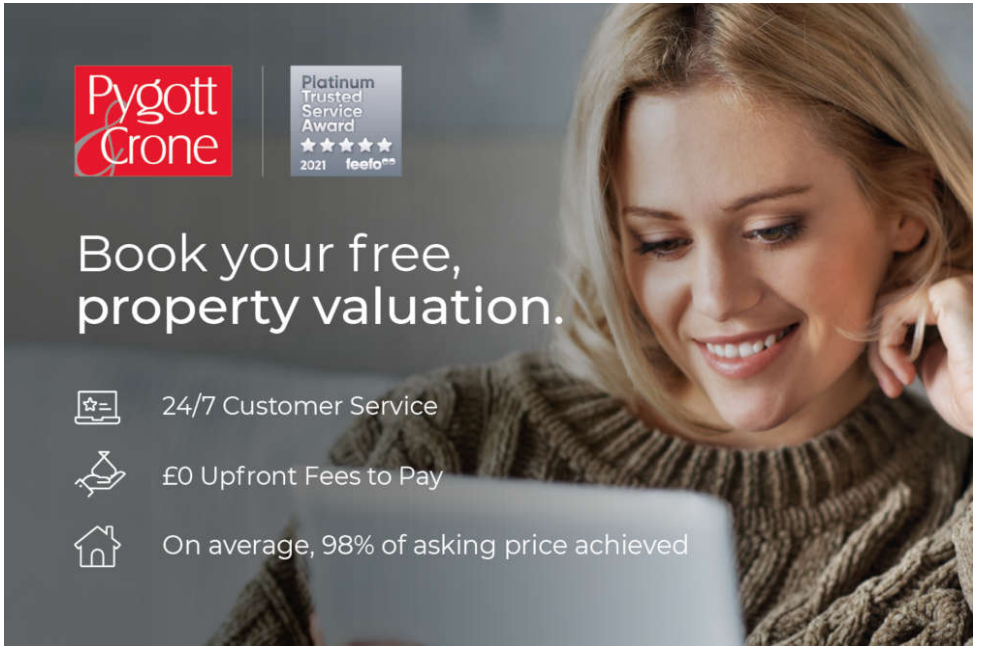


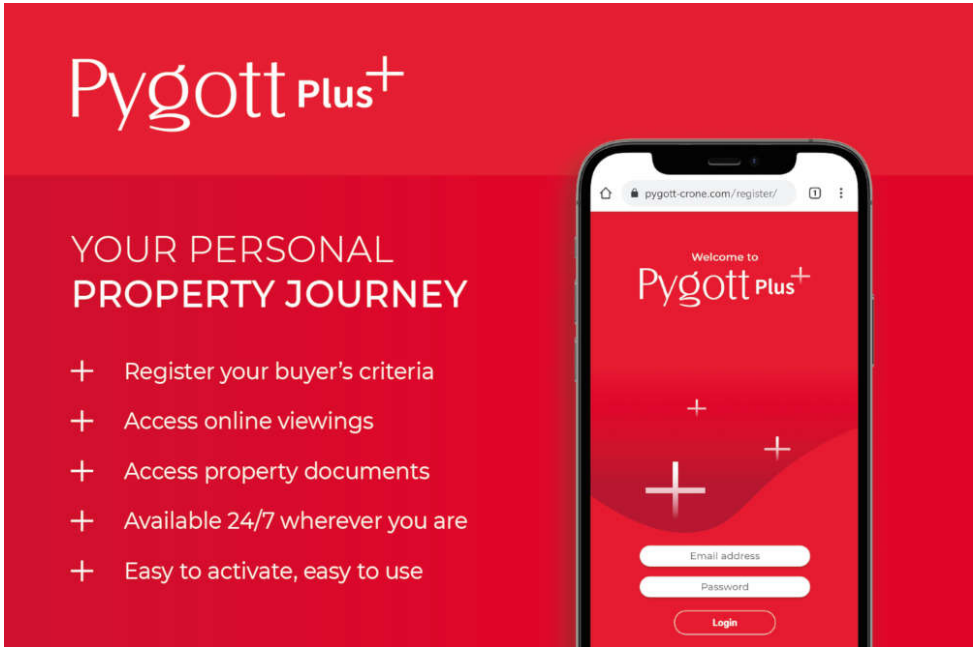









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Pygott & Crone

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is on the market with our Grimsby branch

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