



The Manor House
Little Grimsby, LN11 0UU

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Little Grimsby, Louth, Lincolnshire, LN11 0UU

An impressive detached house standing in grounds of approximately one acre, located on the edge of the village with views across private parkland towards the Wolds. The internal accommodation includes four reception rooms, five bedrooms and an indoor swimming pool, there is also a separate first floor annex above a triple block of garages.

- An imposing detached house, architecturally designed and built to a unique specification with curved wall features
- Spacious accommodation with plenty of charm and character
- Four reception rooms, including sitting room, dining room, breakfast room and second floor games room
- Five bedrooms - master with en-suite bathroom area, and further bedroom with en-suite
- Indoor heated swimming pool (9.80m x 4.65m) with separate changing area, shower and sauna
- Detached annex with self-contained accommodation to the first floor and triple garage beneath

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Directions From the market town of Louth take the A16 south for approximately three miles, turn right onto Louth Road then first right onto Little Grimsby Lane, the property can be found on the left hand side just past Little Grimsby Hall.

Accommodation Entering the property from the front elevation

Entrance Hall With windows to the front aspect and stairs to the first floor.

Cloakroom With low flush W.C and hand basin.

Drawing Room 28' 6" x 19' 4" (8.7m x 5.9m) Having a feature inglenook fireplace with raised open fire, beamed ceiling and three set of French doors opening into the rear garden. There are also windows to the front aspect.

Dining Room 19' 4" x 17' 0" (5.9m x 5.2m) Having an open fireplace, beamed ceiling and French doors to the rear.

Kitchen 22' 7" x 16' 8" (6.9m x 5.1m) Fitted with a range of cream high gloss base and wall units incorporating an integral oven, four-door electric Aga and central island fitted with electric hob and extractor. Raised dining area with curved wall with floor to ceiling windows and door.

Sitting Room 16' 8" x 15' 5" (5.1m x 4.7m) Having an open fire with exposed brickwork to the chimney breast, floor to ceiling windows and French doors to the rear.

Rear Lobby Coming off the kitchen and giving access to the utility room and also has a door to the covered area which leads onto the integral garages.

Larder Walk-in larder providing storage.

Utility Room 10' 5" x 8' 6" (3.2m x 2.6m) Fitted units with sink and drainer, door to the rear of the property giving access to the plant room and pedestrian door to the rear of



Pool Room 47' 2" x 23' 7" (14.4m x 7.2m) The pool room has full sized windows and French doors to the rear garden, heated swimming pool and doors to the changing rooms and sauna.

Changing Room 8' 10" x 5' 6" (2.7m x 1.7m) Fitted with a low flush W.C and pedestal hand basin.

Sauna Entrance changing area with corner shower and sauna room with seating.

Galleried Landing Galleried landing with built in full length storage and separate airing cupboard.

Master Bedroom A large bright room overlooking the rear garden with curved wall, large floor to ceiling windows and French doors leading onto the covered balcony. The room has fitted wardrobes, free standing bath and double vanity unit.

Bedroom Five 16' 8" x 12' 5" (5.1m x 3.8m) Curved wall with three large windows to the front aspect, built in wardrobes, shower and hand basin. Door to:-

W.C. Jack and Jill W.C serving both the master bedroom and bedroom five.

Bedroom Four 17' 0" x 9' 10" (5.2m x 3.0m) With a built in unit and window to rear aspect.

Bathroom With fitted shower, bath and hand basin.

Bedroom Three 14' 5" x 13' 9" (4.4m x 4.2m) Fitted with a range of built in units, hand basin and window to rear aspect.

W.C. Off the landing separate W.C with low flush unit.

Bedroom Two 17' 8" x 14' 5" (5.4m x 4.4m) With a range of built in units, exposed feature beam and dual aspect windows.

Ensuite Bathroom Having a three piece white suite comprising bath, pedestal hand basin and low flush W.C.

Games Room 38' 8" x 16' 8" (11.8m x 5.1m) Located on the second floor with curved walls to front and rear and windows to three sides, having a polished wooden floor, built in window seating and sink unit.

Integral Garages Two garages measuring 5.7m x 5.6m and 6.0 x 3.4m with pedestrian door to the rear, accessed via a covered area to the side of the main house.

Garage Block 32' 10" x 25' 7" (10.02max x 7.81max) Triple garage block with up and over doors and external steps to the accommodation above.

The Flat First floor accommodation over the garage block and accessed via an external covered staircase to the side. Providing good size accommodation with polished wooden floors, open high ceilings and exposed beamed ceilings. It has an electric heating system.

Reception Area A central reception area with large Velux type window and A frame roof with built in storage.

Kitchen 10' 1" x 8' 11" (3.08m x 2.73m) Fitted with a range of light wood effect base and wall units with space and plumbing for dishwasher and automatic washing machine. There is an integral cooker, hob and fitted sink unit. Window to the front aspect.

Lounge 18' 11" x 10' 8" (5.77m x 3.27m) Large room with open fireplace, dual aspect windows and beamed ceiling.

Bedroom 10' 11" x 10' 9" (3.35m x 3.30m) With open beams to the ceiling and window to the front aspect.

Bathroom 7' 4" x 5' 4" (2.24m x 1.65m) Having a three piece suit comprising bath, hand basin and low flush W.C. window to the side aspect.



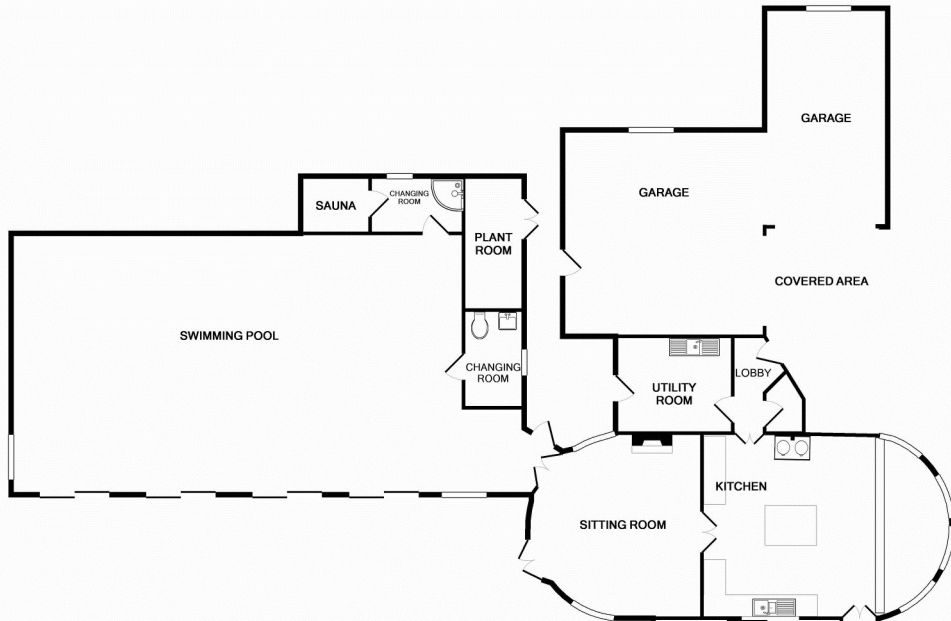
The Grounds Standing in grounds of approximately one acre the property is approached by a sweeping gravelled driveway with central island and curved low brick retaining walls mirroring the architecture of the main house. Laid mainly to lawn at the front with a variety of established trees and shrubs the gardens continue to wrap around the side with a views beyond the Ha-Ha across private parkland and golf course. The secluded rear garden has further lawns, a paved seating terrace with adjacent planted flower borders and mature trees.

Viewings Strictly by appointment only

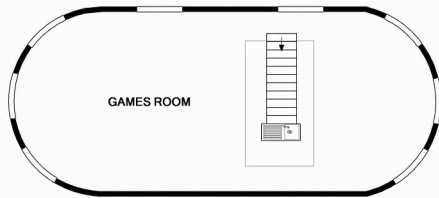
General Information The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are 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. It is understood that the properties are connected to a private drainage system, private bore-hole and mains electricity, although no utility searches have been carried out at this stage.



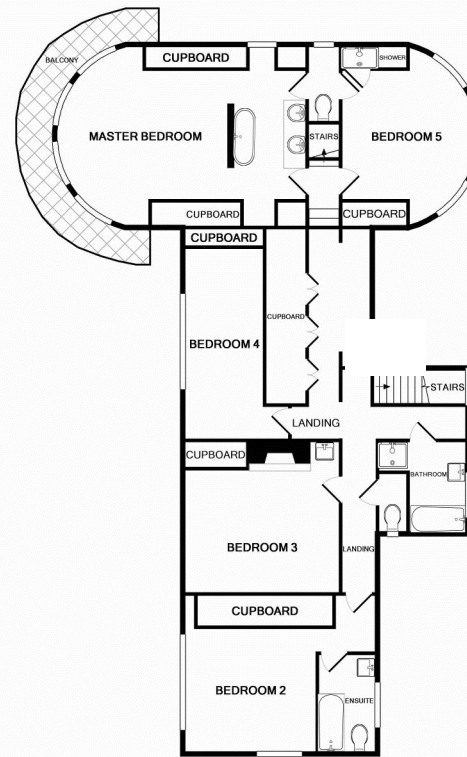
Ground Floor



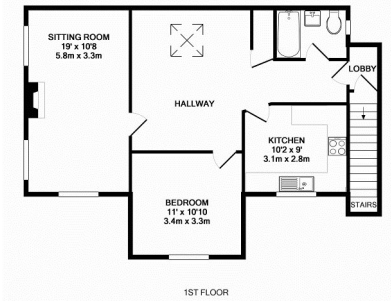
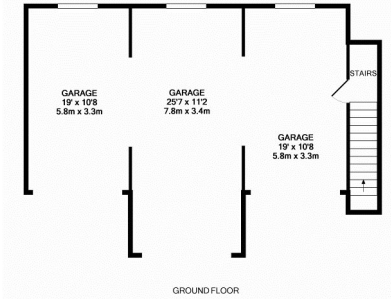
Second Floor



First Floor

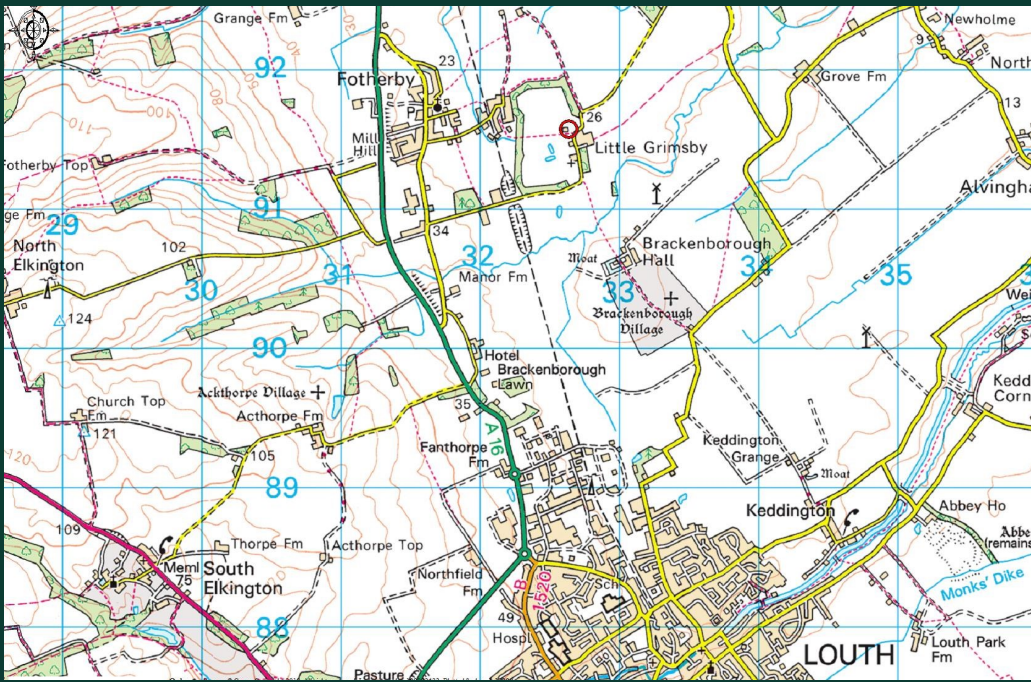


Garages and Annex



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| | | | 77 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| | | | 68 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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