AMELIA WOOD WAY, GRIMOLDBY, LN11

ASKING PRICE £430,000

TES Property bring to the market this beautifully presented family home located on the popular Amelia Wood Way Estate in Grimoldby, only 5 miles to the market town of Louth. Sold with no onward chain, this modern home is move in ready and features attractive furnishing throughout. There is ample space for a growing family, with a spacious open plan kitchen dining living room with additional living room, utility and w.c. To the first floor there are five bedrooms with one en-suite and a four piece suite family bathroom.

The outside is equally impressive with a front garden, long driveway and double garage to the front and a good size rear garden with feature patio area and fields to the side.

Viewing is a must to truly appreciate what is to offer!

Location - Grimoldby
The popular village of Grimoldby is adjoined with the village of Manby. It is approximately 5 miles from Louth, 20 miles from Grimsby and 30 miles from Lincoln.

It is well serviced with a wealth of amenities including a grocery store, a supermarket, an Italian restaurant, a coffee shop, a post office and a cricket club. As well as doctors' surgery, a nursery, a primary school and it's within the catchment of King Edward Grammar School. The villages are steeped in history with the nearby former RAF base being within walking distance.

The village also offers rural walks with a network of popular footpaths and beaches are only a short drive away.

The property itself stands on an excellent plot with far stretching views over the countryside and conveniently situated to access all the village has to offer. On a modern developement where there are a mix of residents, whether working families, individuals or those relaxing into retirement, the development has a real community dynamic.

Entrance Lobby
3'11" x 8'0"
Enter the property via a uPVC double glazed door with side panel windows into the welcoming lobby where there is a wall mounted alarm system, tiled flooring, consumer unit and door to cloak cupboard which houses the underfloor heating controls.

Utility Room
4'9" x 5'11"
Fitted with wall units and granite worktop with splashback, tiled flooring, uPVC double glazed window to the side with bespoke shutter blinds, space and plumbing for washing machine and tumble dryer, extractor and Siemens thermostat.

Toilet
5'11" x 3'2"
Low flush w/c and sink unit with storage, tiled flooring, tiled splashbacks, uPVC double glazed window to the side with bespoke blinds and extractor.

Kitchen/Dining/Living Space
26'10" max x 27'8" max
The kitchen is fitted with an attractive range of shaker style wall base and drawer units with granite worktops over incorporating a 1.5 bowl stainless steel sink and drainer, lighting to kickboards and underlighting to wall units. There are a range of integrated appliances including a double oven, grill and microwave, warming drawer, dishwasher and space for an American style fridge freezer. Further benefitting from a kitchen island with integral drawers and cupboard space, overhang for breakfast bar and Neff 5 ring induction hob with extractor in ceiling above hob.

There is ample space for a dining table and living space, with feature log burner, uPVC double glazed doors to side and uPVC double glazed doors with side panel windows with bespoke shutter blinds to all windows, uPVC double glazed windows to front and Velux windows to living section, tiled flooring, wall mounted thermostat and staircase to first floor with understair storage cupboard.

Living Room
10'11" x 18'5"
With feature panelling along one wall, uPVC double glazed windows to side and uPVC double glazed patio doors to rear with side panels all with bespoke shutter blinds,
TV point to wall, wall mounted thermostat and door with glass panel to Dining Room.

Staircase
uPVC double glazed window to side with bespoke shutter blinds.

Landing
Low level feature panelling, loft access hatch and airing cupboard with shelving.

Main Bedroom
14'1" x 10'11"
Double bedroom with uPVC double glazed window to rear with bespoke shutter blinds, radiator, wall mounted thermostat and feature panelling to one wall. A door leads into;

En Suite
3'10" x 7'7"
Fitted with a modern three piece suite consisting of a low flush w/c, wash hand basin in unit and large glass door shower with rainfall shower head and standard attachment. The room is fully tiled with mirror with border lighting, heated towel, radiator and extractor.

Bedroom 2
9'10" x 13'2"
Double bedroom with large uPVC double glazed window to the front with Bespoke Shutter Blinds, radiator and TV point.

Bedroom 3
13'2" max. x 9'11"
Double bedroom with radiator, uPVC double glazed window to front with bespoke shutter blinds, TV point and fitted wardrobes.

Bedroom 4
7'8" x 8'8"
Currently being used as a dressing room, with fitted units to two walls, two mirror fronted units, a radiator and uPVC double glazed window to front with bespoke shutter blinds.

Bedroom 5
9'3" x 8'7"
Currently being used as an office with uPVC double glazed window to side with bespoke shutter blinds and a radiator.

Family Bathroom
5'9" x 8'11"
Modern family bathroom fitted four piece suite consisting of a large bath with wall mounted waterfall tap and recessed feature shelf, shower cubicle with rainfall shower head and standard attachment, wash hand basin with unit and w/c. There is a uPVC double glazed window to the rear with bespoke shutter blinds, mirror with lighting and a heated towel rail.

Front Garden
The property is accessed via a shared entrance leading to a private brick paved driveway which provides off road parking for up to 6 cars and leads down to the double garage.

To the front of the property is a front garden which is mainly laid to lawn with well maintained hedging to boundaries with established feature trees with further slate borders for potted plants and ornaments. A brick paved pathway leads to front door and garden and further pathway leading to side and rear gardens. There is an outside tap, up and down lighting to the outside and hardstanding area for bins.

Double Garage
18'2" x 19'8"
With electric roller shutter door, numerous power points, light and electric, ample storage above, up and down lighting to the front.

Rear Garden
The rear garden is laid to lawn with fencing and hedging to the boundary securing the area, a sizeable patio area overlooks the garden with views of the neighbouring field, it creates the perfect place for alfresco and entertaining in the summer months with a further patio area for hot tub. There are several slate and stone boarders, up and down lighting, gravel storage area behind the garage and a pathway leading to the side gate and garage.

Services
Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure
The property is believed to be freehold and we await solicitors confirmation.

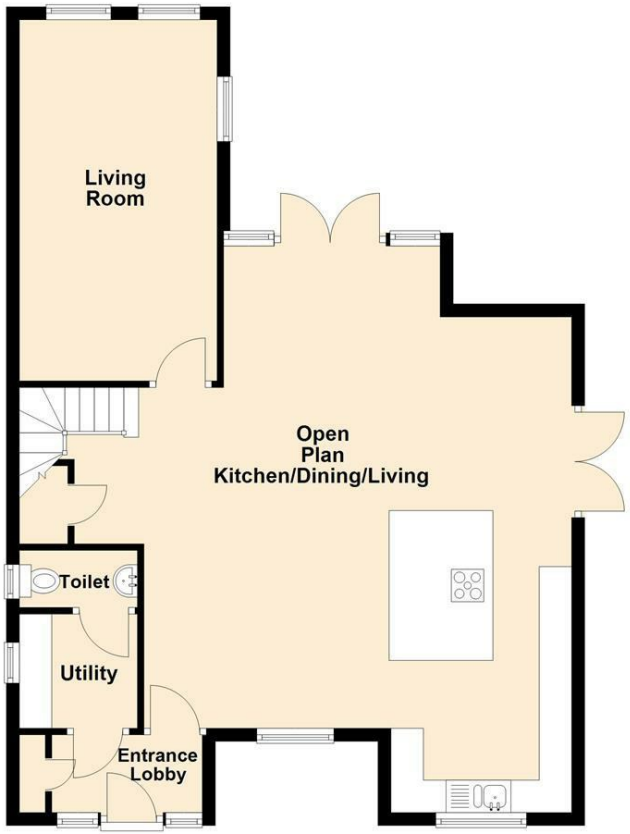
Brochure Prepared
September 2025.

Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

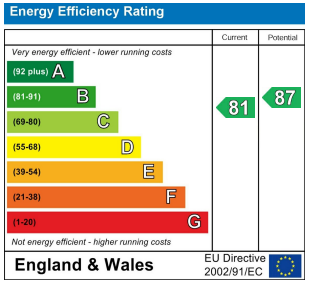
electric

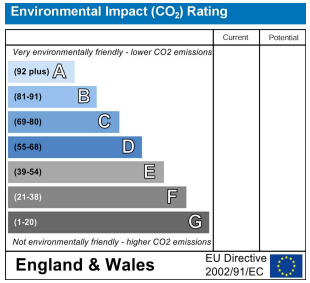
Ground Floor
Approx. 78.9 sq. metres (849.8 sq. feet)



First Floor
Approx. 75.2 sq. metres (809.8 sq. feet)

Total area: approx. 154.2 sq. metres (1659.5 sq. feet)





To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

TES Property (Lincolnshire) Ltd 6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
01507 601633 / survey@tes-property.co.uk