



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**37 Amelia Wood Way
Grimoldby
LN11 8GJ**

**Offers in the Region Of
£250,000**

Set upon a GOOD SIZED CORNER PLOT on CL Fairburns PRESTIGE DEVELOPMENT in the growing commuter village of Manby is this superbly presented THREE BEDROOM DETACHED house. Equipped and laid out to meet today's modern standards, this super family home briefly consists of an entrance hall, utility room, cloakroom, flexible open plan kitchen, living and dining room, separate lounge with French doors to the rear garden, stairs to first floor, master bedroom with stunning ensuite shower room, two further double bedrooms plus a beautiful family bathroom. Outside the south-facing landscaped rear gardens have an enlarged double patio area with walled and fenced gardens with tidy frontage to match, with parking provided for on the long block paved driveway that holds four cars plus a single semi-detached single brick garage to boot. A must-see property that will not disappoint.

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LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance hall

3' 11" x 8' 0" (1.20m x 2.44m)

uPVC composite front door with glazed panels plus two full length windows to the front, wood laminate flooring, grey decor, under floor heating plus two down lights.

Utility room

4' 10" x 6' 1" (1.47m x 1.85m)

With matte grey base units and space for washing machine under white quartz work tops and splash back returns. There is a stainless sink drainer, grey decor, wood laminate flooring and uPVC window with blind.

Cloakroom

3' 3" x 6' 1" (1.00m x 1.85m)

With matching white WC and vanity sink with grey splash back tiling, grey decor, frosted uPVC window with blind and under floor heating.

Kitchen

11' 6" x 8' 0" (3.50m x 2.45m)

Open plan to the living dining area, the grey matte kitchen with white quartz work tops runs on three sides with integral appliances including double oven grill, gas hob with extractor, dish washer and 50/50 tall fridge freezer. The area has wood laminate flooring,, white decor, uPVC window to the rear with blind, vaulted ceiling with two Velux windows, six down lights and under floor heating.

Lounge dining room

16' 0" x 14' 1" (4.88m x 4.30m)

A large flexible space open plan to the kitchen and stairs has wood laminate flooring, white decor, seven down lights, under floor heating and uPVC windows with blinds to two elevations.

Lounge

15' 2" x 11' 1" (4.63m x 3.38m)

A spacious separate lounge to the rear of the house opens onto one of the two patio areas through uPVC french doors with three further windows drawing in more light. The room has grey decor and carpet, under floor heating and pendant light.

Stairs and landing

Turning 90 degrees with storage cupboard under the stairs have a uPVC window with a blind on the middle landing with neutral decor throughout this area. The landing has loft access and pendant light.

Bedroom One

12' 0" x 11' 1" (3.65m x 3.39m)

The main bedroom has grey decor and carpet with uPVC window doors to the side, radiator and pendant light.

En-suite

2' 10" x 7' 7" (0.87m x 2.32m)

The main bedroom has a stunning en suite with shower cubicle with bifolding glass door, vanity sink and matching WC. The room has fully tiled walls and floor, two down lights and extractor.

Bedroom Two

13' 2" x 10' 0" (4.02m x 3.04m)

A good sized double room has grey decor and grey carpet, radiator, uPVC window to the front and pendant light.

Bedroom Three

10' 3" x 10' 4" (3.13m x 3.14m)

With grey carpet and grey decor, pendant light, radiator, uPVC window to the front and fitted wardrobes.

Family Bathroom

6' 7" x 7' 10" (2.00m x 2.40m)

The family bathroom has white three piece suite with vanity sink, white and grey tiled walls, white tiled floor, uPVC frosted window to the side with blind, chrome towel radiator and four down lights.

Front garden

The front has neat tended lawn with slab path from block paved drive to the door and across the front to the timber gate into the rear. There is also blue slate border.

Rear garden

The south facing rear garden has large patio area to the back of the house creating two separate seating areas leading on to lawn and landscaped planted areas. The garden has tall timber fence and walled boundaries with path and gate to the front and gate to the driveway. There is outside tap and light.

Driveway and Garage

9' 7" x 17' 9" (2.91m x 5.42m)

The driveway has open front with block paved drive for at least four cars leading on to the semi detached single brick garage with up and over metal door with power and light on the inside.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

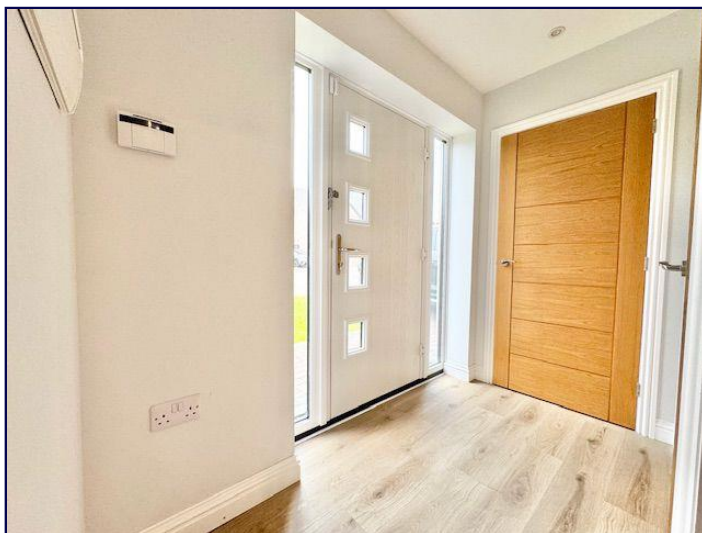
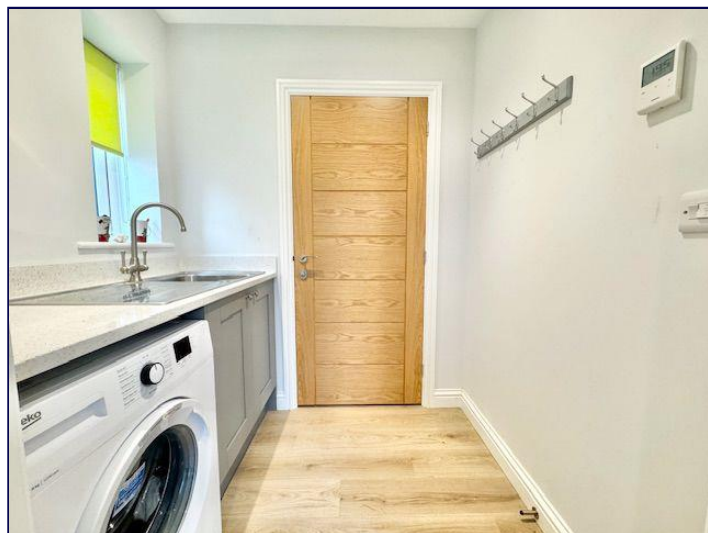
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings


Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

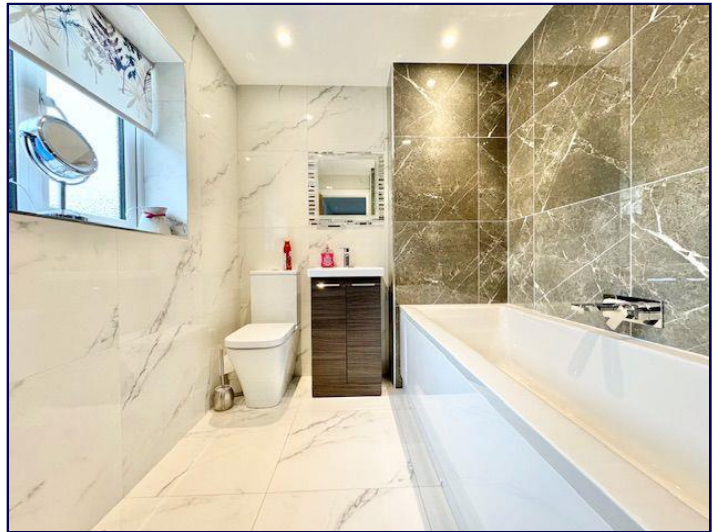
Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





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

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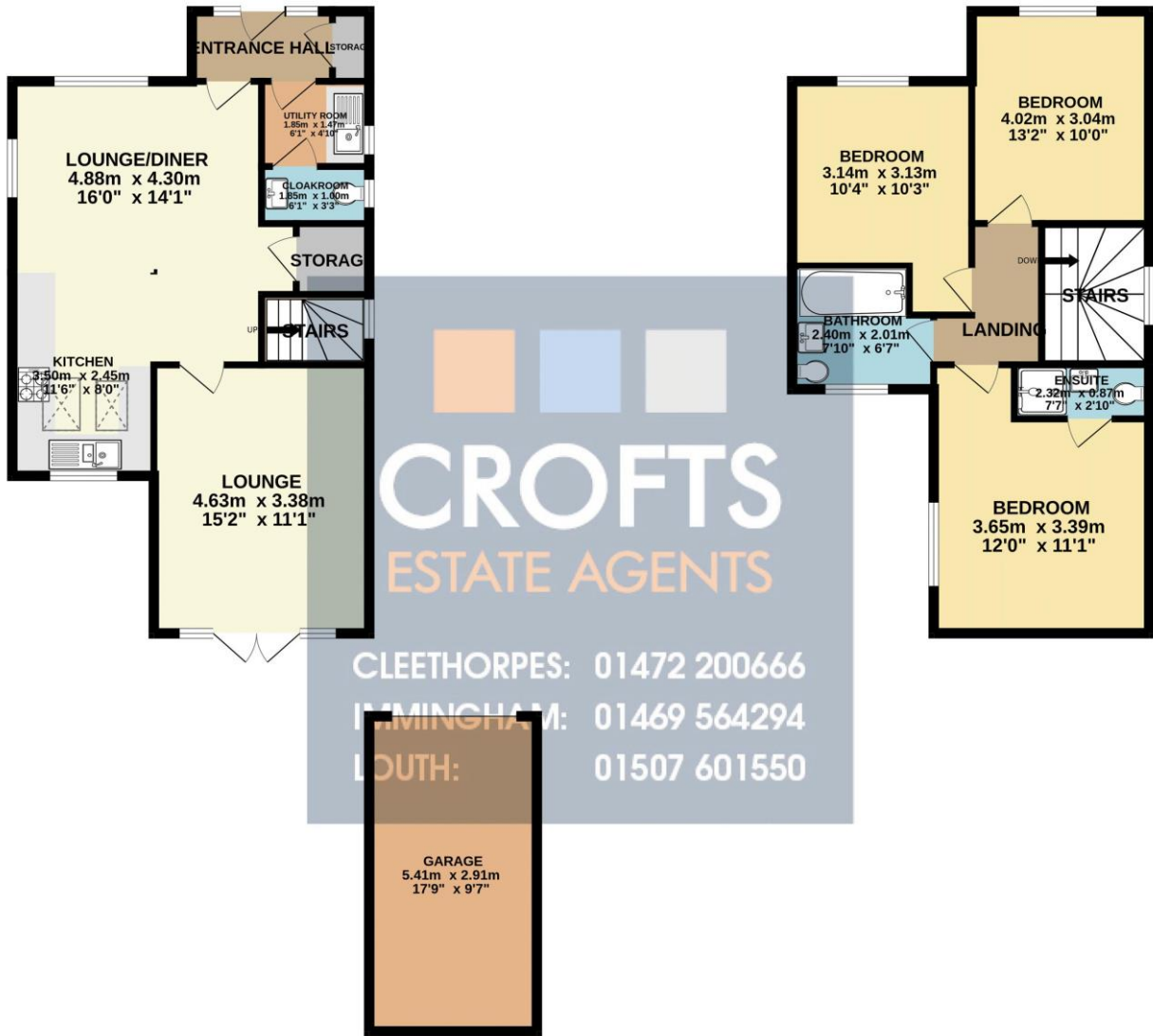


OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
 Friday 9am to 6.00pm
 Saturday 9am to 3.00pm
 Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
71.5 sq.m. (770 sq.ft.) approx.

1ST FLOOR
52.1 sq.m. (561 sq.ft.) approx.



TOTAL FLOOR AREA: 123.6 sq.m. (1331 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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