



Amelia Wood Way, Grimoldby Louth LN11 8GJ

welcome to

Amelia Wood Way, Grimoldby Louth

*****MUST VIEW PROPERTY TO APPRECIATE*****

BEAUTIFULLY PRESENTED, 4 BEDROOM DETACHED HOUSE LOCATED IN THE SOUGHT AFTER VILLAGE OF GRIMOLDBY. MODERN THROUGHOUT - NEW DEVELOPMENT LOCAL AMENITIES NEARBY CALL US TO ARRANGE A VIEWING!

Entrance

Entrance door leads into the hallway which had doors leading into the following rooms:

Lounge

16' 1" x 11' 4" (4.90m x 3.45m)

The Lounge has a double glazed window to the front aspect and under floor heating.

Office/ Additional Bedroom

10' 3" Min to Bay x 9' 7" (3.12m Min to Bay x 2.92m)

This room is currently being used by the vendors as a home office, but is versatile if prospective buyers wanted an additional bedroom. There is a walk in bay window to the front aspect and under floor heating.

Kitchen/ Dining Room

22' 5" x 12' 7" Min (6.83m x 3.84m Min)

Comprising of wall, base and drawer units with worktop space over, island with worktop space, under counter lighting, sink, integrated double oven, hob, extractor and fridge freezer. There is two sets of patio doors and an additional window to the side. There is ample space for a dining table and a door leading into:

Utility

7' 4" x 6' 8" (2.24m x 2.03m)

Has base and wall units with worktop space over, space and plumbing for a washing machine, door to the side of the property and a door leading into the WC which has an opaque window, sink with vanity unit and WC.

Landing

There is loft hatch access, storage cupboard and a double glazed window. There is doors leading into the following rooms:

Bedroom 1

12' 8" x 11' 6" (3.86m x 3.51m)

Has a double glazed window and a radiator. A door leads into:

En-Suite

Comprising of a walk in shower, Sink with vanity storage below, WC, towel radiator, opaque window and tiled floors and walls.

Bedroom 2

10' 4" x 9' 7" (3.15m x 2.92m)

Has a double glazed window and a radiator.

Bedroom 3

12' 6" x 9' 7" (3.81m x 2.92m)

Has a double glazed window and a radiator

Bedroom 4

10' 4" x 9' 5" (3.15m x 2.87m)

Has a double glazed window and a radiator.

External

The property benefits from ample parking to the front of the property as well as a garage. The rear is mainly lawned with a patio area and benefits from having no neighbours at the back of the garden.





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Amelia Wood Way, Grimoldby Louth

- 4 BEDROOMS
- DETACHED HOUSE
- PARKING & GARAGE
- GARDEN
- MODERN

Tenure: Freehold EPC Rating: B

offers over

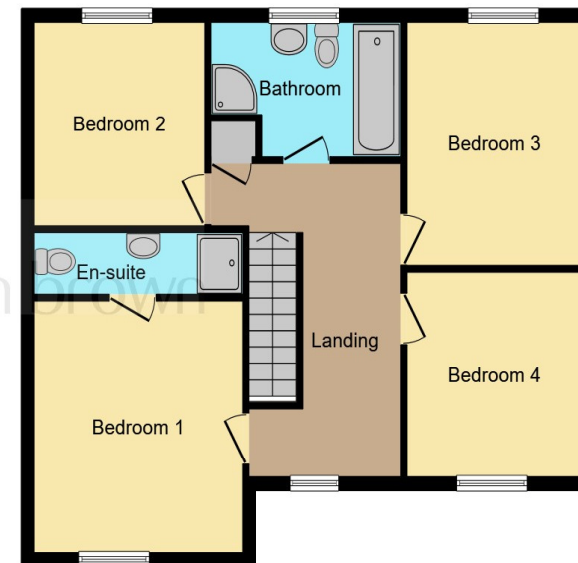
£350,000

directions to this property:

See Multi-Map Illustration



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SKG108321 - 0006

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