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Amelia Wood Way, Grimoldby



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When it comes to
property it must be


lovelle



£399,950

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Boasting uninterrupted open countryside views to the rear is this individually designed contemporary home. Tucked away, in a prime position within a small modern village development. No Onward Chain.

Key Features

- Unique & Individually Designed House
- Superb Open Views To The Rear
- Popular Village Location
- Deluxe High Specification
- Lounge with Bi-fold Doors
- Stunning Kitchen Living Room
- Cloakroom WC & Utility Room
- Vaulted Ceiling Master Bedroom
- Deluxe En-Suite Bathroom
- Three Further Bedrooms
- Garage & Home Office
- EPC rating B
- Tenure: Freehold





Boasting uninterrupted open countryside views to the rear is this individually designed contemporary home. Tucked away, in a prime position within a small modern village development. This one of a kind spacious property was completed in 2022, boasting stunning high specification features throughout. Benefitting from uPVC double glazing, gas central heating with underfloor heating to the ground floor, air conditioning and security system. The beautifully presented accommodation briefly comprises entrance hall, cloakroom WC, fabulous kitchen living room, utility room, lounge, landing, master bedroom with contemporary en suite bathroom, three further bedrooms all with built in wardrobes and stunning family bathroom. Integral double garage and block paved driveway. Good sized lawned rear garden. Internal viewing is a must to fully appreciate what this superb property has to offer!

Entrance Hall

7'0" x 8'0" (2.1m x 2.4m)

Part glazed composite entrance door with glazed side panels. Welcoming entrance hall with staircase rising to the first floor accommodation. Marble style tiled flooring with underfloor heating. Useful cloaks cupboard with Oak double doors. Internal Oak door leading to the cloakroom WC. Part glazed Oak internal door leading to the kitchen living room.

Cloakroom WC

3'0" x 6'0" (0.9m x 1.8m)

Window to the side. Fitted with a contemporary two piece white suite comprising enclosed cistern WC and vanity wash hand basin with mixer tap and storage below. Continuation of the Marble style tiling to dado height and floor with underfloor heating. Extractor fan.

Kitchen Diner

16'0" x 22'0" (4.9m x 6.7m)

Fabulous room with a large square bay window overlooking the rear garden and the open fields beyond. Stylish, grey high gloss cabinets with quartz worksurface/upstands. Large central island with quartz worksurface with waterfall detail incorporating an under mounted sink unit with Quooker tap, LED mood lighting pelmet above the island with twin pendant lights. Integrated appliances include AEG electric oven, microwave, plate warming drawer, induction hob, designer extractor hood, dishwasher, full height fridge and freezer and two wine fridges. Continuation of the Marble style tiling to the floor with underfloor heating. Recessed ceiling lighting and TV aerial point. Internal Oak door to the utility room and opening with recessed LED strip lighting leading to the lounge.

Utility Room

6'0" x 8'0" (1.8m x 2.4m)

Window and part glazed uPVC door leading to the rear garden. Fitted with white high gloss cabinets with complementary worksurfaces incorporating a stainless steel sink unit with mixer tap. Plumbing for a washing machine and space for a tumble dryer. Recessed ceiling lighting. Continuation of the Marble style tiling to the floor with underfloor heating.

Lounge

14'0" x 20'0" (4.3m x 6.1m)

uPVC glazed Bi-folding doors leading to the rear sun terrace. Twin windows to the side flanked either side of the chimney recess, which has a lined chimney suitable for fitted a log burner. Useful under stairs storage cupboard. Continuation of the Marble style tiling to the floor with underfloor heating. Recessed lighting and TV aerial point.

Landing

7'0" x 16'0" (2.1m x 4.9m)

Stunning full length picture window to the front. Oak and glass balustrade. Illuminated display shelves. Loft access and recessed lighting. Oak internal doors leading to the bedrooms and bathroom.

Master Bedroom

17'0" x 18'0" (5.2m x 5.5m)

Bright and airy, vaulted ceiling room with dual aspect views to the front and rear. Recessed LED mood strip lighting and spotlights to the ceiling. TV aerial point. Radiators. Oak internal door leading to the en suite bathroom.

En Suite Bathroom

10'0" x 10'0" (3m x 3m)

Deluxe en suite bathroom with Velux roof window to the rear. Fitted with a contemporary four piece white suite comprising freestanding oval double ended bath with mixer tap/shower attachment, enclosed cistern WC, his and hers bowl wash basins with mixer taps and LED mirrors above. Double shower enclosure with mains mixer shower and glass pivot door. Stylish Marble effect wall and floor tiles. Chrome heated towel rails and recessed lighting. Oak internal door leading to Bedroom Two.

Bedroom Two

12'0" x 15'0" (3.7m x 4.6m)

This room is currently being used as a dressing room. Full length window enjoying the open countryside views to the rear. 5 x built in double wardrobes with Oak doors. Oak effect Karndean flooring. TV aerial point and recessed lighting. Radiator.

Bedroom Three

12'0" x 13'0" (3.7m x 4m)

Full length window enjoying the open countryside views to the rear. Built in double wardrobes with Oak doors. TV aerial point and recessed lighting. Radiator.

Bedroom Four

9'0" x 12'0" (2.7m x 3.7m)

Full length window enjoying the open countryside views to the rear. Built in double wardrobes with Oak doors. TV aerial point and recessed lighting. Radiator.

Family Bathroom

9'0" x 10'0" (2.7m x 3m)

Window to the front. Stunning, high end finish family bathroom featuring a freestanding oval double ended bath with wall mounted brass mixer tap, enclosed cistern WC. Coloured glass, bowl wash hand basin with storage unit below and brass wall mounted mixer tap and LED mirror above. Impressive double ended walk in shower enclosure with glass screen, rainfall shower head and hose shower attachment in a brass finish. Wall and floor black marble style tiling. Two black heated towel rails. Recessed and LED mood lighting.





Garage

18'0" x 17'0" (5.5m x 5.2m)

Integrated garage with electric roller entrance door to the front and personnel door to the rear leading to the garden. Power and light throughout. The garage has been split in two to create an ideal home office space whilst still keeping ample space for storage.

Outside

The front garden is enclosed by high level fencing to the perimeter, vehicular access to the block paved driveway providing off road parking for several vehicles. Two gated pedestrian accesses to the rear garden. The rear garden enjoys uninterrupted open views towards the Wolds and is predominately laid to lawn. Large Sandstone sun terrace which continues to a stunning seated fire pit area, an ideal entertaining space in the summer months. The paving extends to pathways around the house. Space and power for a hot tub. Feature up/downlighting is fitted to the exterior of the property together with recessed lighting in the rear soffits. A combination of rendered low level walls and timber fencing make up the perimeters.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

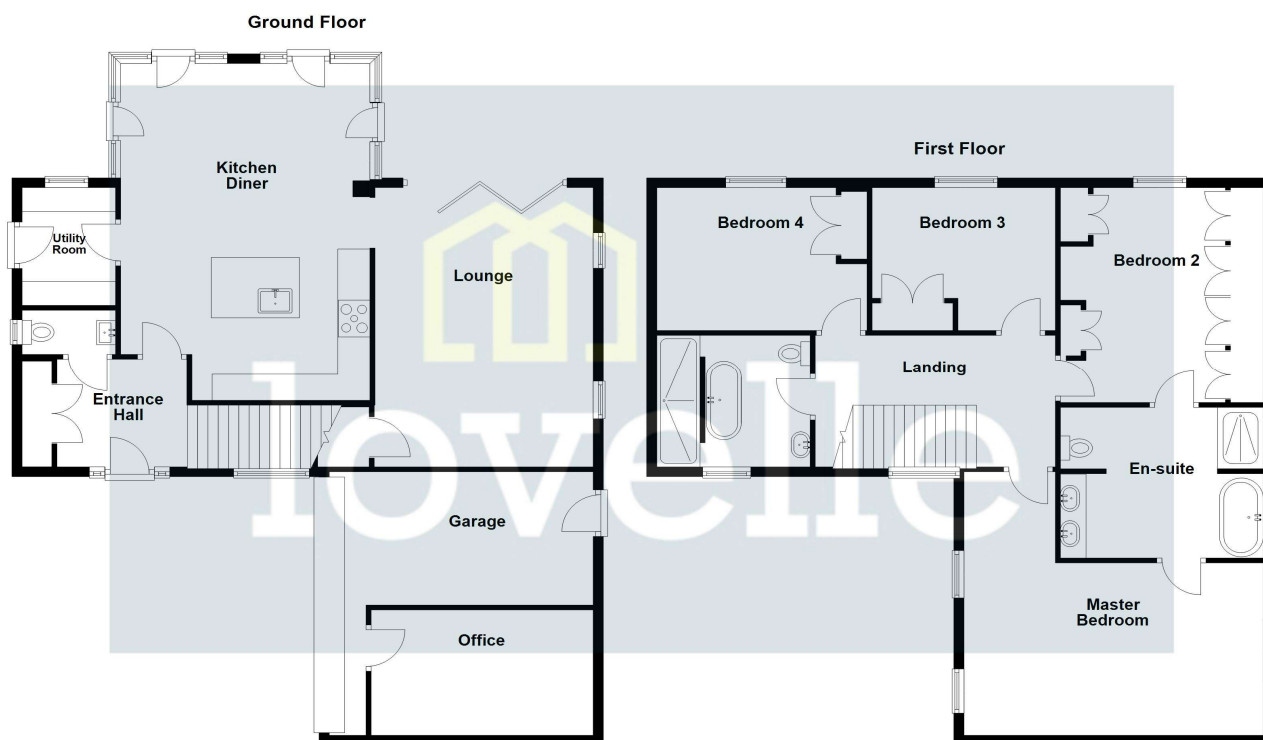
Mobile and Broadband Checker

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

Service Charge

Please note there is a £120.00 per annum service charge towards maintenance of the estate.





Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

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