



AMELIA WOOD WAY, GRIMOLDBY
ASKING PRICE £420,000



TES Property bring to the market this attractive family home located in the popular village of Grimoldby, only five miles to the market town of Louth and all its amenities, and just a short drive to the nearby beaches. This well presented property is move in ready and offers spacious living throughout, there is plenty of space for everyone. The heart of the house is the lovely open plan kitchen/living/dining space, there is also the benefit of an additional lounge, utility and ground floor w.c To the first floor you will find five bedrooms, with an en-suite shower room to bedroom one and an additional four piece suite family bathroom.

The outside is equally impressive with beautiful gardens, ample off road parking and a garage. There is also a nice front outlook onto the estates green space.

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

Entrance Porch

8'1" x 4'7"

Enter the property via a uPVC double glazed glass panel door into the entrance porch where there is a cupboard which houses the consumer unit and under floor heating system. Doors lead into the utility room and living/kitchen/dining room. Tiled flooring leads through into the utility room.

Utility Room

4'9" x 5'11"

A useful space with granite worktop with space and plumbing below for washing machine and tumble dryer. There is a uPVC double glazed window to the side, Siemens wall thermostat and control, tiled flooring and door into w.c.

W.C

3'2" x 5'11"

Fitted with a wash hand basin and w.c with vanity cupboard below, along with tiled splashback, uPVC double glazed window to the side, extractor and continuation of tiled flooring.

Living/Kitchen/Dining

23'7" (max) x 27'2" (max)

A beautiful bright and airy room with plenty of space for everyone. The kitchen is fitted with a range of wall, base and drawer units with underlighting and granite worktop over incorporating an inset 1.5 bowl sink unit with worktop drainer and mixer tap. The kitchen benefits from a range of integrated appliances including a fridge freezer, AEG oven, AEG microwave and dishwasher. A central island houses a wine fridge and 5 ring induction hob with extractor over, breakfast bar and a range of base and drawer units.

There is ample space for a dining table and sitting area, with uPVC double glazed windows to the rear and side with uPVC double glazed patio doors leading out to the rear and side, staircase to the first floor with storage cupboard below, T.V aerial point, heating controls, tiled flooring throughout and 2x velux windows. A door leads into the lounge.

Lounge

19'0" x 11'0"

A cosy space to sit and relax and features uPVC double glazed window to the side and uPVC double glazed doors out to the rear garden with side panels.

Landing

With doors to all bedrooms and the bathroom, loft access hatch, airing cupboard and uPVC double glazed window to the side.

Bedroom 1

11'0" x 15'1"

Double bedroom with uPVC double glazed window to the side, T.V aerial point, radiator and door into en-suite.

En-Suite

2'10" x 7'6"

Fitted with a three piece suite consisting of a w.c, wash hand basin with vanity unit, and a shower cubicle with folding glass screen, rainfall shower head and additional standard attachment. There is a heated towel rail, extractor and fully tiled wall and floor.

Bedroom 2

13'2" x 9'10"

Double bedroom with uPVC double glazed window to the front, T.V aerial point and a radiator.

Bedroom 3

13'1" x 9'10"

Double bedroom with uPVC double glazed window to the front and a radiator.

Bedroom 4

9'6" x 8'8"

With uPVC double glazed window to the front and a radiator.

Bedroom 5

9'2" x 8'6" (max)

With uPVC double glazed window to the side and radiator.

Bathroom

5'8" x 9'3"

Modern bathroom fitted with a four piece suite consisting of a corner shower cubicle with sliding doors, rainfall shower head and additional shower attachment, a bath with central waterfall tap, w.c and wash hand basin in vanity unit. There is a heated towel rail, fully tiled walls and floor, light up mirror and extractor.

Outside

The property is fronted with a paved driveway to the front and side which leads down to a single detached garage. There is a small garden space to the front which is laid to lawn with a pathway to the front door. The garden continues down the side of the property with a laid to lawn strip running inline with the driveway, with trees and fencing to the boundary.

The attractive rear garden features a large patio area with pergola over, perfect for alfresco dining and entertaining in the summer months. The patio overlooks the garden with lovely views of the mature plants and shrubs that fill the space. The rest of the garden is laid to lawn with a feature circular paved area ideal for a firepit. There is also a slate area with log store, outside power points, up and down lighting, outside tap and a side gate to the front which is ideal for bin storage.

Garage

17'9" x 9'8"

Single garage with up and over door, lighting and fuse box.

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

July 2026.

Council Tax

East Lindsey District Council Tax Band C.

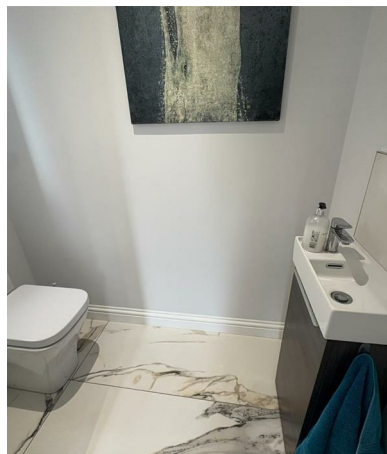
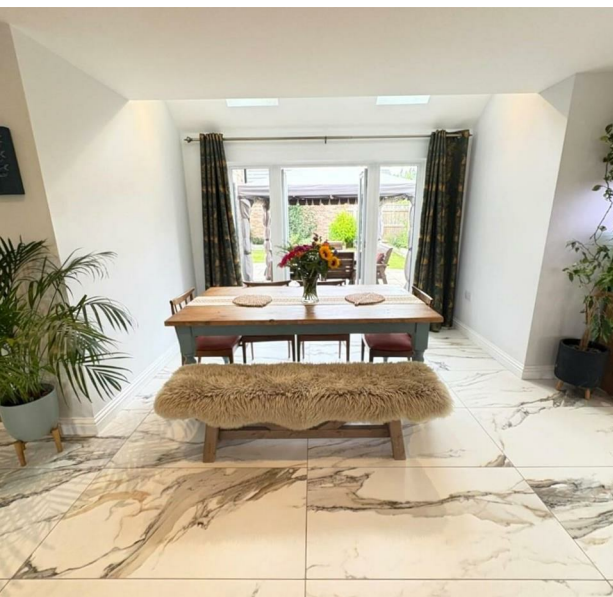
Viewings

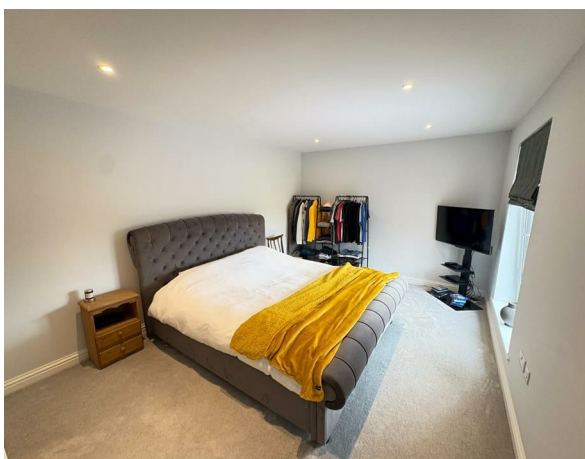
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

Monday to Friday 9:00am to 5:00pm

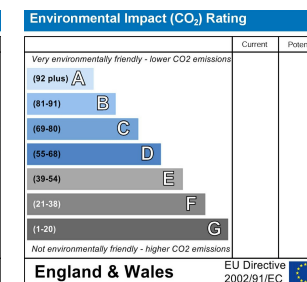
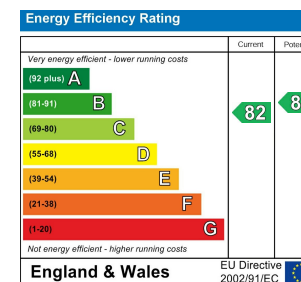
Saturday 9:00am to 1:00pm







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.

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