



# CROFTS ESTATE AGENTS

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



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

**£260,000**

This stunning modern detached home is located in the highly popular new homes development situated just off Manby Middlegate with great proximity to Grimoldby and Manby. Built by award winning developers in 2022 to an exceptional standard throughout, the property comes with the remainder of its NHBC intact and is offered for sale with NO FORWARD CHAIN. Internal viewings are highly recommended and will reveal spacious living accommodation throughout which is comprised of: Entrance hallway, cloakroom, lounge, fitted kitchen dining room, utility room, landing area, three good sized bedrooms, with bedroom 1 having an en suite shower room and family bathroom suite. The property benefits from under floor heating to the ground floor and gas central heating to the first floor which can be individually controlled by each room. The outside has a long block paved driveway which could accommodate 4 cars and leads to a single garage. The rear garden is a good space with lawned area and enclosed to all sides by wood panel fencing.

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### Entrance Hallway

Composite entrance door leads to hallway, with further door leading to lounge. Door to side leads to cloakroom. Stairs leading to first floor landing

### Cloakroom

Anthracite window to front, low flush w/c , pedestal wash basin

### Lounge

Anthracite window to front, built in storage cupboard,

### Kitchen dining room

Double doors to rear garden , window to rear, range of modern fitted units incorporating integral appliances

### Utility room

door to side leading to outside

### Landing

Built in storage cupboard

### Bedroom 1

Window to front, radiator, door leading to en suite

### En suite

uPVC window to side, heated towel rail,, wash basin, low flush w/c walk in shower cubicle

### Bedroom 2

window to rear, radiator

### Bedroom 3

window to rear, radiator

### Bathroom

window to front, panelled bath, wash basin, low flush w/c , heated towel rail

### Garage

up and over door, light and power

### Outside

Front lawned garden and long block paved driveway leading to garage. Rear garden is lawned, enclosed by wood panel fencing

#### **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, 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](http://www.voa.gov.uk/cti)

#### **Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

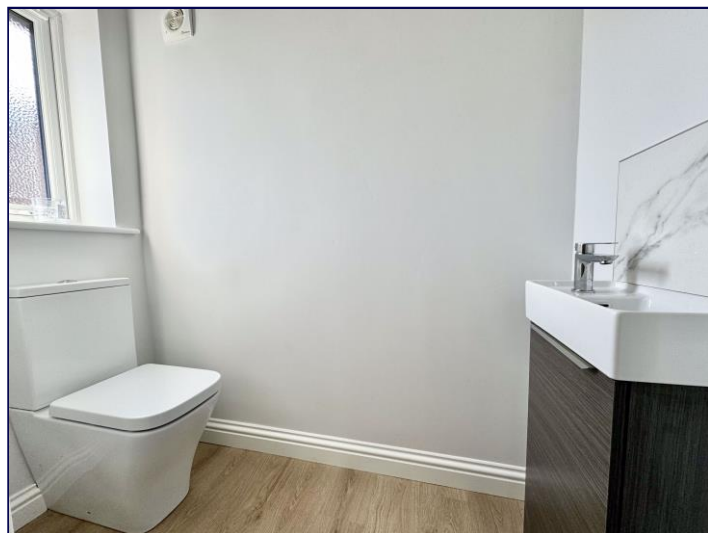
#### **Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

#### **Mortgage and Financial Advice**

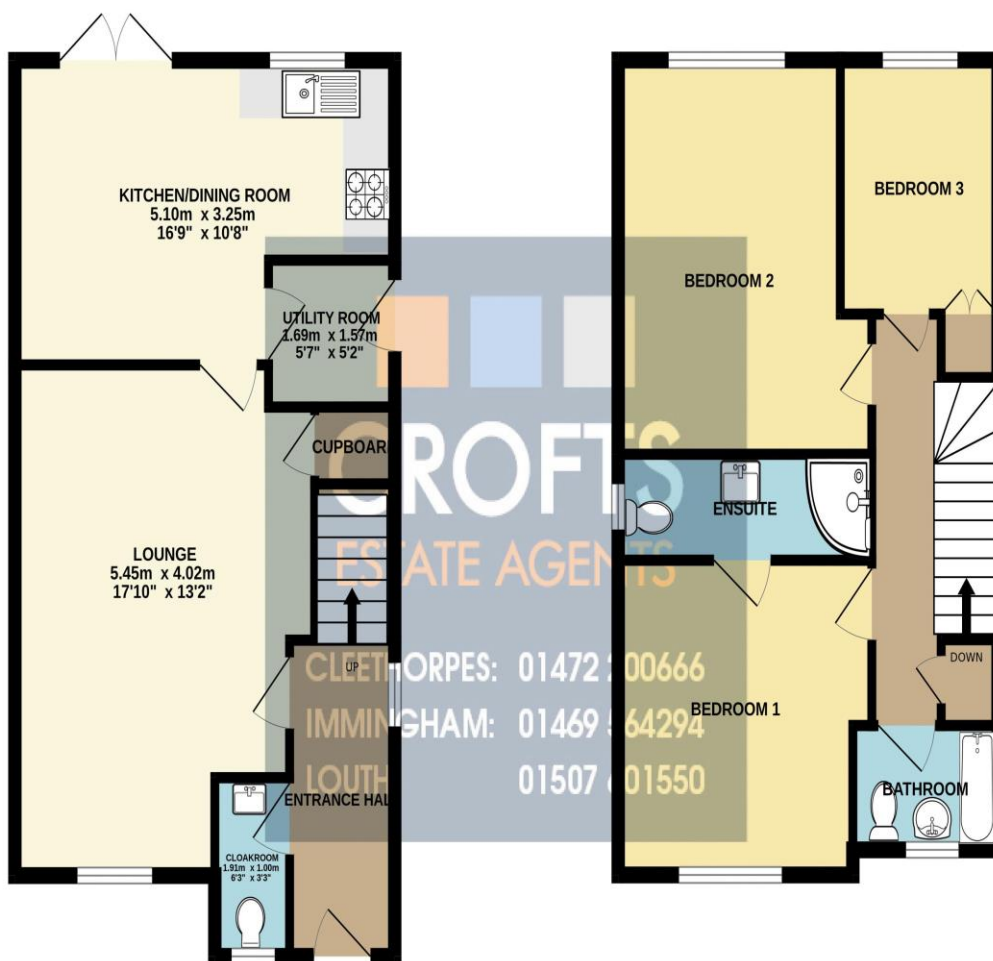
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
46.4 sq.m. (500 sq.ft.) approx.

1ST FLOOR  
43.8 sq.m. (472 sq.ft.) approx.



TOTAL FLOOR AREA: 90.2 sq.m. (971 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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