TES PROPERTY

17 Amelia Wood Way, Grimoldby, LN11 8GJ

Asking Price £220,000

NO ONWARD CHAIN *ONLY FIVE YEARS OLD*

TES Property bring to the market this attractive and move in ready semi detached house located in the well serviced village of Grimoldby, only 6 miles to the market town of Louth. Internally this delightful property comprises a spacious living room which opens into the kitchen diner. There is a ground floor w.c and utiltiy room. To the first floor there are three bedrooms with an en-suite to the main bedroom and an attractive family bathroom. Externally the property enjoys an enclosed rear garden and off road parking to the front.

The perfect property for a first time buyer or buy to let. Book your viewing in today.

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 Hallway

Enter the property via a uPVC front door into the entrance hallway where there is a uPVC double glazed window to the side, staircase to the first floor landing, consumer unit and underfloor heating. Doors lead into the ground floor w.c and into the living room.

W/C 2'10" x 6'4" (0.885m x 1.943m)

With w/c and wash hand basin with cupboard, uPVC double glazed window to the front, splashbacks, extractor and spotlights to the ceiling.

Living Room 13'8" (max.) x 16'8" (max.) (4.171m (max.) x 5.094m (max.))

Bright and airy room with uPVC double glazed window to the front, a useful under stair storage cupboard, T.V aerial point, underfloor heating and opening into the kitchen.

Kitchen/Diner 12'2" (max.) x 17'5" (max.) (3.733m (max.) x 5.319m (max.))

The kitchen is fitted with a range of wall, base and drawer units with worktop over incorporating a 1.5 bowl stainless steel sink with drainer and mixer tap, there is an integrated dishwasher, fridge freezer and 'Lamona' oven with 4 ring hob with extractor above. There are uPVC double glazed patio doors leading out to the rear garden, uPVC double glazed window to the rear, spotlights to ceiling, T.V aerial point, tiled floor with underfloor heating and ample space for a dining table. A door leads into the utility.

Utility 5'1" x 5'10" (1.566m x 1.783m)

Fitted with a range of matching units and worktop to the kitchen with space and plumbing for washing machine and tumble dryer, tiled flooring, extractor and door leading outside.

Landing

First floor landing with doors to all first floor rooms, loft hatch and storage cupboard.

Bedroom 1 10'3" (max.) x 13'2" (max.) (3.129m (max.) x 4.034m (max.))

Double bedroom with uPVC double glazed window to the front, a radiator and T.V aerial point. A door leads into the en suite.

En-suite 2'11" x 10'2" (0.897m x 3.116m)

Fitted with a modern suite consisting of a shower cubicle with rainfall shower, w/c and wash hand basin with storage cupboard. There is a heated towel rail, spotlights to the ceiling, tiled flooring and splashbacks, LED light up mirror and extractor.

Bedroom 2 12'6" x 8'8" (3.821m x 2.659m)

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

Bedroom 3 8'4" x 9'0" (2.545m x 2.764m)

With uPVC double glazed window to the rear, radiator, T.V aerial point and built in wardrobe/storage cupboard.

Bathroom 6'6" x 7'5" (2.005m x 2.276m)

Modern room fitted with a three piece suite consisting of a panelled bath with shower over, w/c and wash hand basin in vanity storage unit, there are tiled splashbacks and flooring, uPVC double glazed window to the front, heated towel rail, spotlights to the ceiling, extractor and LED light up mirror.

Outside

The property is fronted with a block paved driveway with slate chip boarders and hedging to one side. A side gateway leads down the side of the property to the rear garden.

The rear garden is fully enclosed with fencing to the boundary and is mainly laid to lawn with a paved patio area for alfresco dining. The garden benefits from an outside tap and timber shed for storage.

Services
Mains water, gas, drainage and electricity are understood to be connected, with underfloor heating to the ground floor. 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
January 2026.

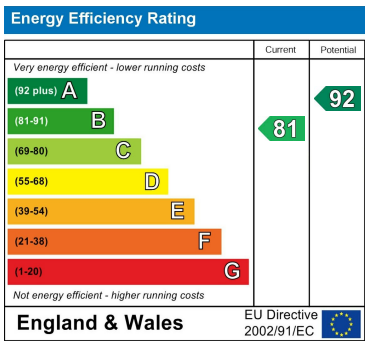
Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

Floor Plan

Area Map

Energy Efficiency Graph



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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