



# CHOICE PROPERTIES

*Estate Agents*

10 Amelia Wood Way,  
Grimoldby, Louth, LN11 8GJ

Price £240,000



Choice Properties are delighted to bring to market this impressive three bedroom semi-detached house situated on Amelia Wood Way, located in the convenient village of Grimoldby. The modern residence benefits from spacious rooms and large windows which create a bright and airy interior which features three bedrooms (one ensuite), an open plan kitchen/dining area, a living room, a family bathroom and a downstairs wc. To the exterior, the property boasts a fully enclosed garden, a detached garage, a block paved driveway, and a timber built outbuilding. Available With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating, underfloor heating, and uPVC double glazing, the abundantly bright internal living accommodation comprises:-

### **Open Plan Kitchen/Dining Area**

16'7 x 17'1 (to furthest measurement)

Fitted with a range of wall, base, and drawer units with quartz work surfaces over. Four ring induction hob with splashback and slanted extractor hood over. Inset sink with mixer tap and integral drainer in worksurface. Integral twin eye level oven. Integral dishwasher. Integral fridge freezer. Staircase leading to first floor landing. Under stairs storage cupboard with oak doors leading housing the washing machine and meters. Consumer unit. Space for dining room table. Laminate flooring. Dual aspect uPVC windows. Composite entrance door. Power points. Tv aerial point.

### **Living Room**

10'11 x 17'2

Fitted with dual aspect uPVC windows. uPVC French doors leading to rear garden. Laminate flooring. Spot lighting. Power points. Tv aerial points.

### **WC**

6'3 x 3'0

Fitted with push flush wc and a wash hand basin set over vanity unit with chrome mixer tap and tiled splashback. Laminate flooring. Spot lighting.

### **Landing**

9'10 x 4'11

Internal oak doors leading to all first floor rooms. Access to loft via loft hatch. Airing cupboard with fitted shelving. Power points.

### **Bedroom 1**

11'5 x 10'0

Double bedroom with large uPVC window to front aspect. Radiator. Power points. Tv aerial point. Spot lighting. Internal door to ensuite shower room.

### **Ensuite Shower Room**

5'0 x 5'5

Fitted with a three piece suite comprising of a corner shower cubicle with mosaic tiling with rainfall and traditional shower attachment, a push flush wc, and a wash hand basin set over vanity unit with chrome mixer tap. Backlit mirror. Fully tiled marble effect walls and flooring. Spot lighting. Frosted uPVC window to side aspect.

### **Bedroom 2**

10'11 x 9'2

Double bedroom with large uPVC window to front aspect. Radiator. Power points. Spot lighting. Laminate flooring.

### **Bedroom 3**

8'6 x 6'7

Double bedroom with large uPVC window to side aspect. Radiator. Power points.

### **Bathroom**

7'5 x 7'5

Contemporary bathroom fitted with a four piece suite comprising of a double ended panelled bath with chrome mixer tap, a corner shower cubicle with mosaic tiling and a traditional and rainfall shower attachment, a push flush wc, and a wash hand basin set over vanity unit with chrome mixer tap. Marble effect tiled flooring. Fully tiled walls. Spot lighting. Frosted window to side aspect. Back lit mirror.

## **Outbuilding**

12'3 x 9'1

Timber built outbuilding fitted with power and lighting. Double opening doors leading to garden. Two windows.

## **Garage**

9'3 x 17'7

Brick built garage fitted with power and lighting. Up and over garage door. Boarded loft space. Consumer unit.

## **Garden**

The property benefits from a fully enclosed garden space found adjacent to the property. The garden is predominantly laid to lawn and has fencing to the perimeter. The garden further benefits from a generously sized patio area ideal for outdoor seating and entertaining guests. The garden also has a decking area providing further outdoor seating space. The garden is directly accessible via two side access gates, one which leads you to the front of the property and the other that leads to the driveway and garage.

## **Driveway**

Block paved driveway providing off the road parking space for up to three vehicles.

## **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG.  
Tel 01507 860033.

## **Opening Hours**

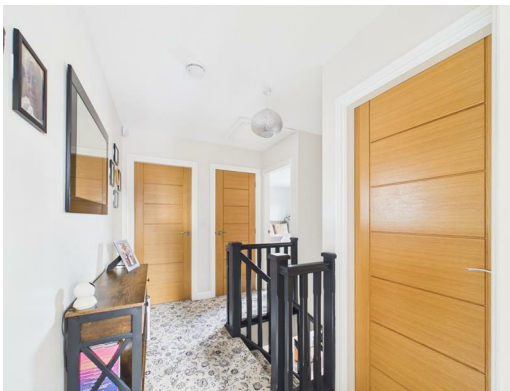
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **Making An Offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

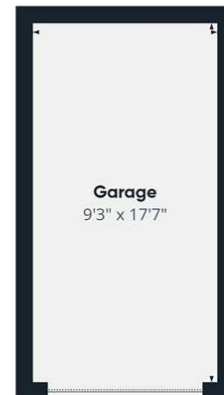
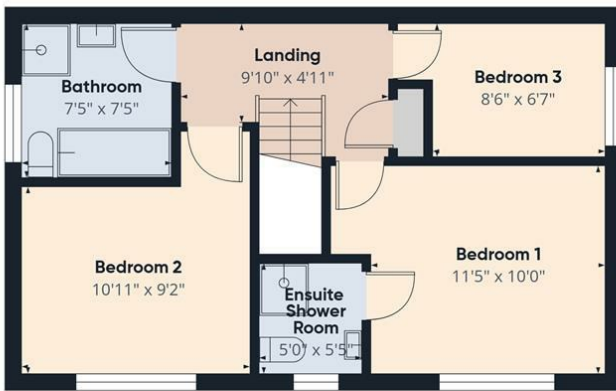
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.









Approximate total area<sup>(1)</sup>

1194 ft<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

Head out of Louth via Legbourne road and then turn left at the round-a-bout. Continue on the B1200 (Manby Road) for 3 miles then turn left onto Amelia Wood Way. The property can be found 100m along on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

