



# CROFTS ESTATE AGENTS

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



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£157,500

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### Property Description

**\*\* THIS PROPERTY IS TO BE SOLD UNDER THE SECTION 106 AGREEMENT AT 75% MARKET VALUE , PLEASE ASK OFFICE \*\*** Built in 2021, this beautifully presented three-bedroom mid-terrace home is an ideal opportunity for a young family or first-time buyer looking to step onto the property ladder in the sought-after village of Grimoldby. Modern throughout and ready to move straight into, the property offers well-planned accommodation designed for comfortable everyday living. The ground floor comprises a welcoming entrance hall, a bright and cosy lounge, a useful WC, and a spacious kitchen-diner to the rear, creating an excellent space for family meals, entertaining, and socialising. French doors provide access to the rear garden, allowing plenty of natural light and a seamless connection to the outdoor space. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom, all presented in neat decorative order. Externally, the property benefits from off-road parking to the front for two vehicles, while the enclosed rear garden is attractively maintained and provides a secure and enjoyable space for children, pets, or relaxing outdoors. Situated within a popular modern development, this attractive home combines village living

with modern convenience and represents a fantastic affordable home ownership opportunity.

### Lounge

Entering the property reveals a window and door to the front elevation and laminate flooring with under floor heating.

### Kitchen/Diner

The kitchen-diner has a window and French doors to the rear elevation and a tiled floor with under floor heating. There is also a modern fitted kitchen with a sink and drainer and plumbing for a washing machine. Integral appliances include a dishwasher, fridge freezer, electric oven and hob with an extractor over.

### WC

With a tiled floor with under floor heating, a WC and vanity basin.

### First Floor Landing

With access to the loft and a carpeted floor.

### Bedroom One

Bedroom one has two windows to the front elevation, a radiator and a carpeted floor.

### **Bedroom Two**

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

### **Bedroom**

### **Three**

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

### **Bathroom**

The bathroom has an opaque window to the rear elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a WC, basin and a bath.

### **Outside**

With two allocated parking spaces to the front. The rear garden has a lawn and a patio area ideal for alfresco dining, all enclosed by perimeter fencing.



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.

### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band B: 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.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.



### 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

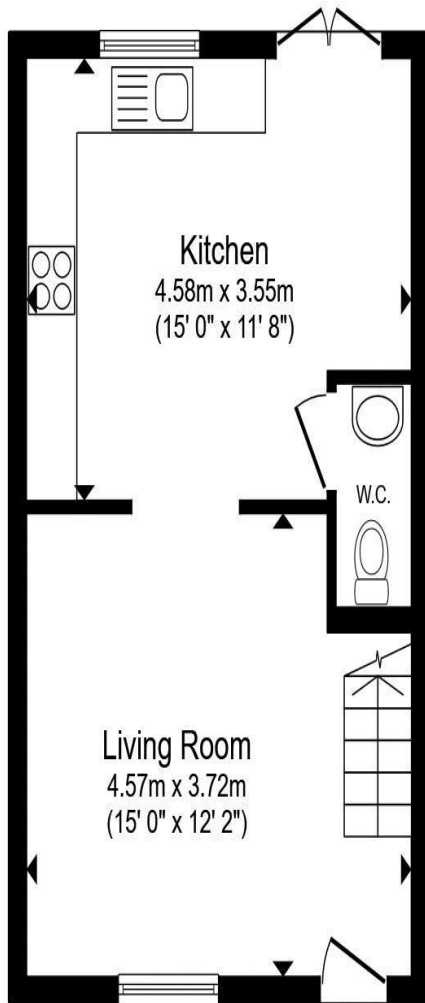
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



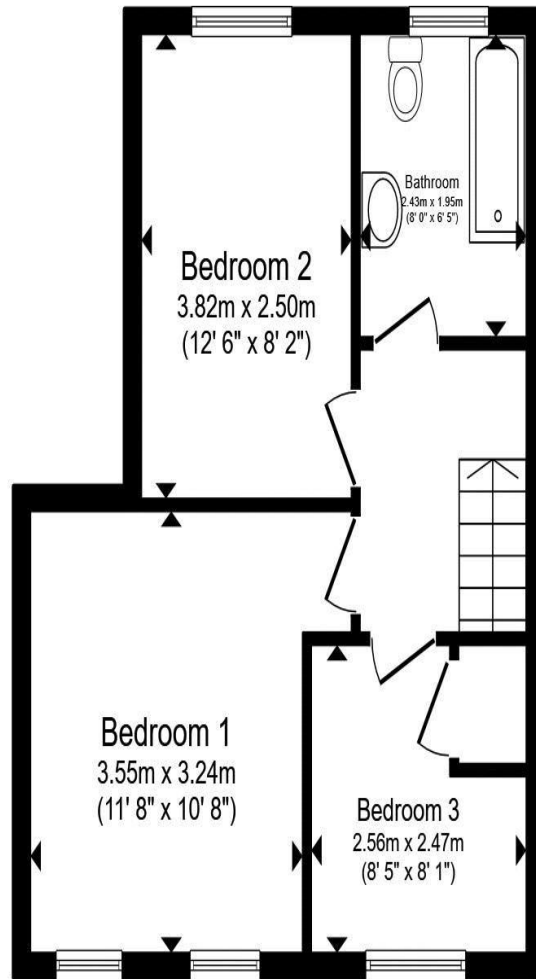
**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)



**Ground Floor**



**First Floor**

Total floor area 72.2 m<sup>2</sup> (777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

