



42, Amelia Wood Way

Louth

M A S O N S
— SINCE 1850 —

42, Amelia Wood Way

LN11 8GJ



Situated at the end of a quiet cul-de-sac, this recently built four-bedroom family home is finished to a high specification and impeccably maintained by the current owner.

The house sits on a larger-than-average plot with an extended driveway, and the accommodation comprises a hallway, WC, spacious lounge opening into a modern kitchen diner, and an adjoining utility room with access to the integral garage. The first floor offers four well-appointed bedrooms, including a master with en suite, along with a stylish family bathroom. Extensive parking is provided to the front, with a superb landscaped rear garden enjoying a sunny aspect.

The property dates from late 2021 and benefits from the remainder of a 10-year New Home Warranty. It features an attractive design with red brick walls, a tiled roof, and grey uPVC windows. Heating is provided by a gas combination boiler in the loft, delivering underfloor heating to the ground floor and radiators upstairs.

End of quiet cul-de-sac position

Recently built (2021) with warranty remaining

Four well-proportioned bedrooms

Spacious open plan kitchen/diner with appliances

Separate utility room and integral garage

Underfloor heating to ground floor

Extensive driveway with ample parking

Beautifully landscaped, sunny rear garden

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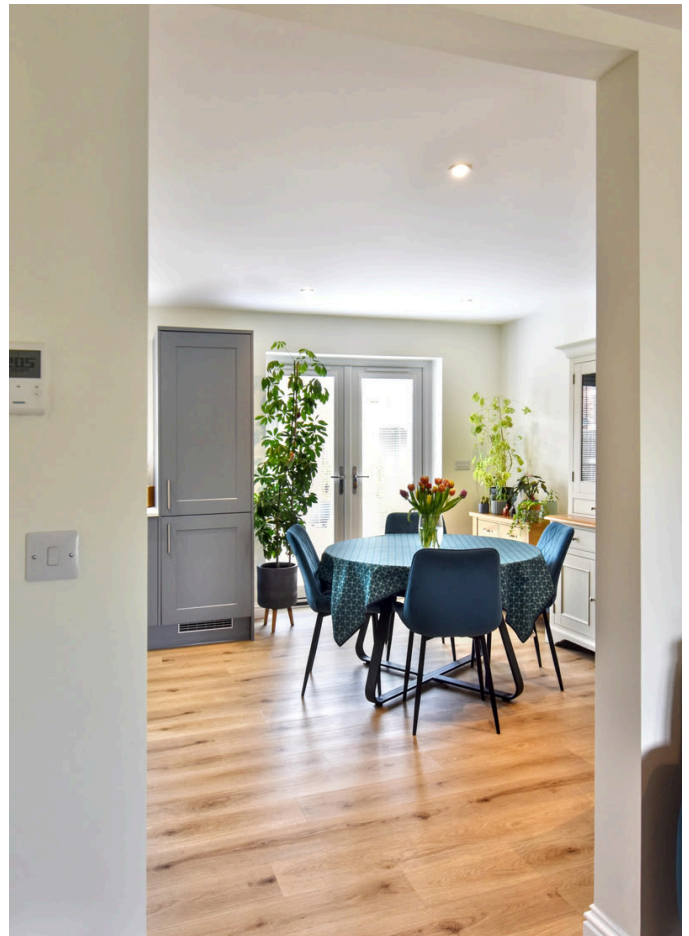


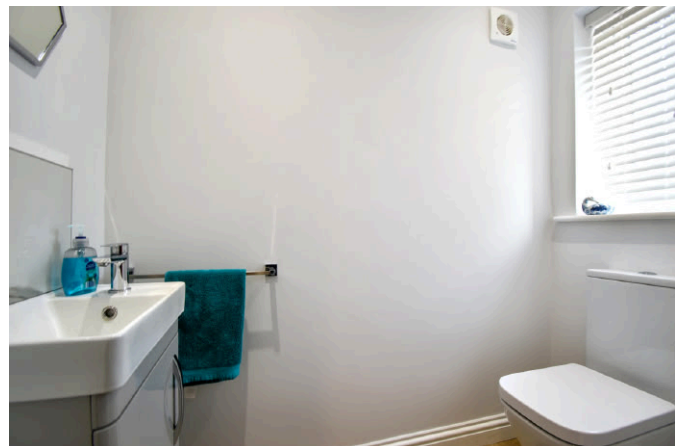
Ground Floor

Accessed via a part-glazed composite door into a spacious hallway with alarm panel, wood-effect flooring, and staircase to the first floor. To the side is a cloakroom with low-level WC, wash hand basin with cupboard below, and frosted front window. A part-glazed door leads into the open plan living room, featuring tall front-facing windows allowing natural light to fill the space, wood-effect flooring, neutral décor, and a built-in storage cupboard.

An opening leads into the rear kitchen diner, fitted with an extensive range of base and wall units in shimmery blue shaker-style doors with marble-effect work surfaces and upstands. There is a one-and-a-half bowl ceramic sink and integrated appliances including a tall fridge freezer, four-ring Neff gas hob with extractor, and eye-level Neff oven. A window and patio doors overlook the garden, with additional units near the dining area. There is ample space for a dining table, with seamless access to the garden and continuation of the wood-effect flooring. A side door leads to the utility room, which offers further units, a stainless steel sink, and space and plumbing for appliances, along with a connecting door to the:

Integral Garage, which is longer than standard, with an up-and-over front door and rear pedestrian access. It has light, power, houses the consumer unit, and provides additional plumbing for a washing machine.





First Floor

Galleried landing with smoke alarm, loft hatch, and built-in storage cupboard over the stairs. The master bedroom is positioned to the left, featuring a large front window, generous proportions, carpeted flooring, and a further loft hatch. A door leads to the en suite shower room with cubicle, aqua tiling, thermostatic mixer, wash hand basin with storage, low-level WC, chrome heated towel rail, frosted rear window, and tile-effect flooring.

The second bedroom is also to the front and is a generous double, currently used as a sitting and hobby room, with carpeted flooring and full-width fitted wardrobes incorporating shelving, hanging space, and a window.







The third bedroom is a further double overlooking the rear garden, while bedroom four is a large single, ideal as a study, also overlooking the rear and both with carpeted floors.



The family bathroom is well-proportioned, with a bath featuring a thermostatic rainfall shower, wall-mounted tap filler, and attractive tiling. There is a glass screen, wash hand basin with storage, low-level WC, frosted front window, chrome heated towel rail, and tile-effect flooring.



Outside

The property occupies a desirable cul-de-sac position with an extensive block-paved driveway providing parking for multiple vehicles. There is a lawned front garden with mature planting, fenced boundaries, and access to the integral garage, along with gated access to both sides of the property.

The rear garden has been attractively landscaped to create a peaceful retreat, with extended paved areas leading to a circular patio and timber pergola with climbing plants. A timber gazebo sits in a sunny corner, ideal for outdoor dining and entertaining. The garden is enclosed by high fencing, with raised planted borders and lawned areas complemented by mature rose bushes. A large timber shed (available separately) sits to one side, along with an outside tap, lighting, and rear access to the dining area and garage.

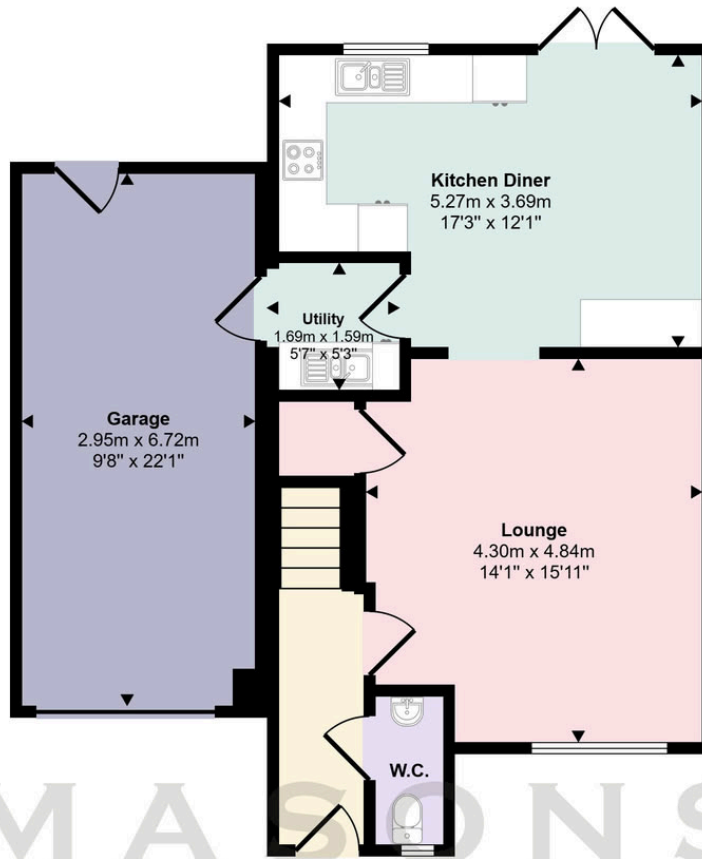






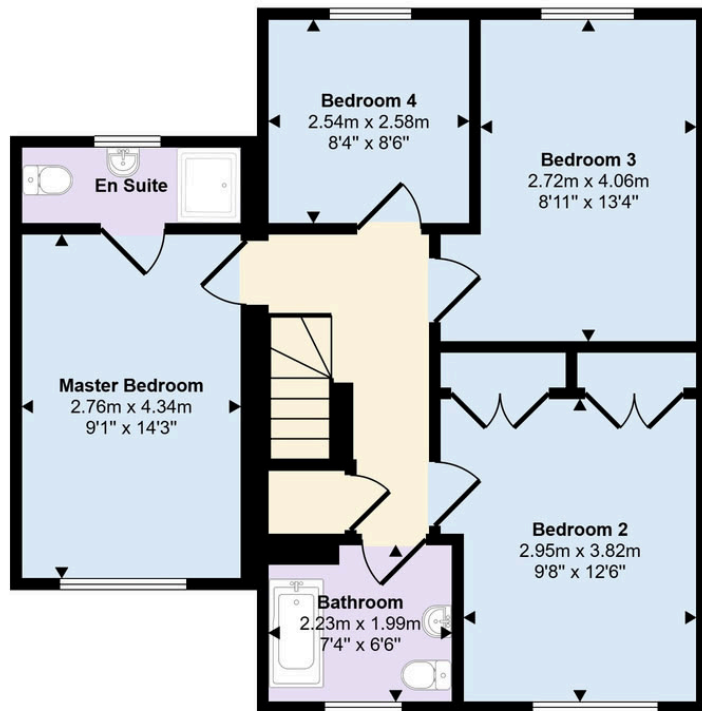


Approx Gross Internal Area
134 sq m / 1440 sq ft



Ground Floor
Approx 71 sq m / 760 sq ft

EST. 1850



First Floor
Approx 63 sq m / 680 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Grimoldby

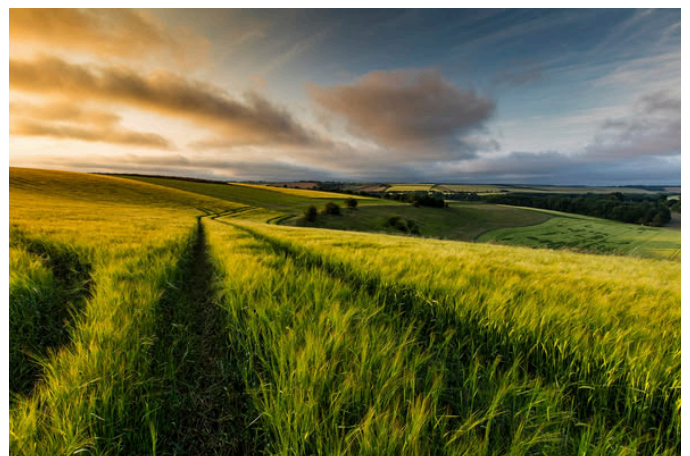
A Perfect Place to Call Home



Grimoldby is a thriving village that seamlessly merges with Manby, offering a strong sense of community and excellent local amenities. Residents enjoy the convenience of a mini supermarket, Post Office, and Primary School, all within walking distance.

Outdoor enthusiasts will love the many scenic footpaths in the area, while the stunning Lincolnshire coast—with its open sandy beaches and wildlife-rich dunes—is just a few miles away. For commuters, Grimsby (19 miles) and Lincoln (30 miles)

Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (24 miles) and Grimsby (16 miles).



Louth

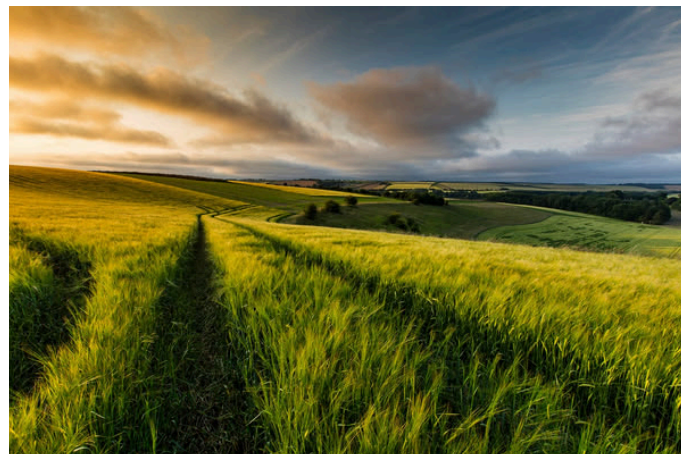
Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

The property is in Council Tax band C.

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///fault.button.consonant

Directions

Travelling from Louth, upon arriving into Manby and Grimoldby along Manby Middlegate, proceed past various junctions until you arrive at the left turning into Amelia Wood Way. Take this turning and proceed along the road to the first bend and turn right here. Follow the small side lane to the end of the cul-de-sac and the property is found at the very end.

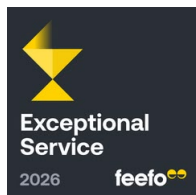
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