



**11 Clarkson Drive, Stallingborough, North East Lincolnshire, DN41 8BQ**  
**£305,000**



## Key Features:

- Detached Three Bedroom Bungalow
- Quiet Cul De Sac Location
- Immaculately Presented
- Modern Kitchen & Bathroom
- Lounge, Dining Room & Conservatory
- Private South-West Facing Rear Garden
- Ample Driveway Parking

Situated at the head of a quiet cul de sac in the popular village of Stallingborough, this immaculately presented and much improved detached bungalow offers versatile and well-planned accommodation - ideal for those looking for comfortable single level living in a peaceful setting.

The property includes three good sized bedrooms, a bay fronted lounge, and a separate dining room that opens into the conservatory. The fitted kitchen is both modern and practical, while the bathroom has been updated in a contemporary style. During the past three years, the bungalow has benefited from a number of key upgrades - finished to a high standard, including a new gas central heating boiler and uPVC double glazing.

Set on a wide plot, the home features attractively landscaped gardens, enjoying a private, south-west facing rear aspect, and to the front a spacious block paved driveway provides ample off-road parking.

Ideally positioned for local amenities, Stallingborough Primary School, as well as easy access to Grimsby, Immingham and A180 motorway links, this is a superb opportunity to acquire a move-in ready bungalow occupying a desirable village location, in this well-connected village setting...Viewing Highly Recommended.





### ENTRANCE HALL

Fitted with oak style connecting doors and wood effect LVT flooring. Built-in storage cupboard and access to the loft.

### LOUNGE

14'2" x 12'2" (4.32 x 3.71)

With a bay window to front aspect, and fireplace incorporating a stove style electric fire.

### KITCHEN

12'10" x 8'5" (3.93 x 2.57)

Featuring a range of shaker style units, contrasting worktops, built-in oven, induction hob with extractor over, integrated dishwasher and recess for an American style fridge/freezer. Laundry cupboard providing washer and dryer space, and cupboard housing the gas central heating boiler. Continued LVT flooring, and front aspect window.

### DINING ROOM

10'5" x 9'4" (3.18 x 2.87)

Separate dining space, with continued LVT flooring, and French doors leading to:-

### CONSERVATORY

9'11" x 9'6" (3.03 x 2.91)

Additional living space overlooking the rear garden, with access onto the patio area.

### BEDROOM 1

17'0" x 8'7" (5.20 x 2.64)

Of dual aspect, having a window to the front and French doors opening onto the rear garden.

### BEDROOM 2

12'10" x 9'7" (3.93 x 2.94)

To rear aspect, with fitted wardrobes/storage.

### BEDROOM 3

10'8" x 6'9" (3.27 x 2.06)

To rear aspect.

### BATHROOM

8'2" x 5'6" (2.50 x 1.68)

Equipped with modern fitted storage incorporating an inset basin and concealed cistern wc. P-shaped panelled bath with overheard shower.

### OUTSIDE

Enjoying a private south-west facing aspect, the rear garden is attractively landscaped featuring Indian sandstone paving, lawn, and sleeper raised planters. The front is set open plan having a spacious block paved driveway providing off road parking for up to three vehicles.

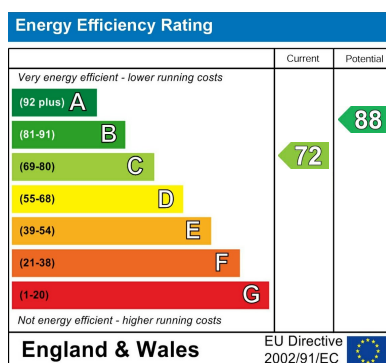
### TENURE

Freehold

### COUNCIL TAX BAND

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## Viewing

By appointment only.

## Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

