



**The Belton Shires  
Edge  
Stallingborough  
DN41 8FH**

**£495,000**

Welcome to 'The Belton', a stunning six bed detached home, set across three floors, situated in the delightful village of Stallingborough. Built in 2021, this spacious home oozes in modern and contemporary features, boasting three en-suites, two reception rooms and six bedrooms, making this the ideal family home. This elegant home is well positioned with nearby primary school, selection of shops within walking distance and is only a short drive from the A180, Grimsby, Immingham and Healing Academy. Stepping inside this gorgeous property will reveal a welcoming hallway with WC, lounge, study, utility and the most amazing kitchen-diner found at the rear complete with island, bi fold doors and integrated appliances. To the first floor there is four double bedrooms, three en-suites and a beautiful family bathroom suite. The second and final floor offers a further two bedrooms and a three piece bathroom suite. Occupying the largest plot within this exclusive modern development, the rear garden comprises of a multiple patio area's, electric gates, laid to lawn and converted garage which is used as a games room. To the front there is a paved driveway offering ample off road parking.

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

**OFFICE HOURS**

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



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### Lounge

11' 4" x 19' 2" (3.45m x 5.84m)

This gorgeous living room is everything you'd wish for when coming home from work and wanting to put your feet up. The spacious reception room boasts underfloor heating, tiled flooring, dual aspect uPVC windows, LED lighting and modern decor with feature wall.

### Study

8' 7" x 9' 2" (2.61m x 2.79m)

Found at the front of the property is the second reception room, which is currently occupied as a study. The room benefits from a large window to the front, allowing plenty of natural daylight to enter, tiled flooring with underfloor heating and storage within the boiler room.

### Kitchen/Diner/living area

14' 3" x 28' 9" (4.34m x 8.76m)

The heart of the home and the ideal space to entertain or enjoy family time. This modern kitchen boasts Neff integrated appliances, including slide and hide ovens, large island with breakfast bar area and hob with downdraft and Quooker tap. There is also underfloor heating, bi fold doors, tiled flooring and uPVC window to the rear elevation.

### WC

2' 11" x 7' 8" (0.89m x 2.34m)

### Utility room

6' 2" x 8' 7" (1.88m x 2.61m)

Accessed from the kitchen, the utility provides a handy space to house the washing machine and dryer, helping to create more storage within the kitchen. The utility comprises of base and wall mounted units, tiled flooring, sink with drainer, quartz worktops and uPVC side door.

### Bedroom 1

11' 5" x 16' 8" (3.48m x 5.08m)

Bedroom one briefly comprises of carpeted flooring, en-suite, fitted wardrobes, radiator and uPVC window to the front elevation.

### En-suite

3' 9" x 11' 5" (1.14m x 3.48m)

Benefitting from a shower cubical, vanity basin, WC, tiled flooring and walls, LED lighting and uPVC window to the side elevation.

### Bedroom 2

11' 5" x 12' 11" (3.48m x 3.93m)

Bedroom two briefly comprises of carpeted flooring, fitted wardrobes, radiator and uPVC window to the rear elevation with fitted blinds.

### Bedroom 3

8' 8" x 13' 9" (2.64m x 4.19m)

Bedroom three briefly comprises of carpeted flooring, modern decor with feature wall, radiator and uPVC window to the rear elevation with fitted blinds.

### En-suite

2' 11" x 8' 8" (0.89m x 2.64m)

Benefitting from a shower cubical, WC, basin, LED lighting and uPVC window to the side elevation.

### Bedroom 4

8' 3" x 13' 8" (2.51m x 4.16m)

Bedroom four briefly comprises of carpeted flooring, radiator, en-suite, fitted wardrobe and uPVC window to the front elevation.

### En-suite

2' 11" x 8' 8" (0.89m x 2.64m)

Benefitting from a shower cubical, WC, basin, LED lighting and uPVC window to the side elevation.

### Family Bathroom

8' 0" x 8' 2" (2.44m x 2.49m)

This elegant bathroom suite is easy on the eye with the freestanding bath being the focal point of the room. Intricately designed, there is a 'his and hers' vanity basin, tiled flooring, towel rail radiator, LED lighting and uPVC window to the rear elevation.

### Bedroom 5

11' 5" x 16' 4" (3.48m x 4.97m)

Found on the second floor, this bedroom comprises of carpeted flooring, two velux windows with fitted blind, modern decor with feature wall and radiator.

### Bedroom 6

13' 2" x 16' 4" (4.01m x 4.97m)

Currently used as a dressing room, the sixth bedroom comprises of carpeted flooring, radiator fitted wardrobes, LED lighting and 2 velux windows with made to measure blinds.

### Bathroom

5' 10" x 6' 10" (1.78m x 2.08m)

Located on the top floor, this stylish three piece bathroom suite benefits from a p shaped bath with shower above, WC, vanity basin, tiled walls, LED lighting, towel rail radiator and uPVC window to the rear elevation.

### Games room

18' 3" x 18' 5" (5.56m x 5.61m)

What was once the garage has now been fully converted into a brilliant games room, offering a versatile outdoor living space. The room comprises of built in storage, bar area, herringbone flooring and LED lighting.

### Externally

Occupying the largest plot within this exclusive modern development is this beautifully six bed family home, which offers ample off road parking to the front through a paved driveway. The rear garden is well manicured with raised patio to the rear of the property which the steps down to the second patio area with artificial grass and a hot tub area. Heading down the garden there is electric side gates and a converted garage which is currently used as a games room. There is also an outside tap and electrics, large laid to lawn area with decking area to the rear ideal for BBQ's.



**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. 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.

**Viewings**

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

**Council Tax Information**

Band F: 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 your free valuation.

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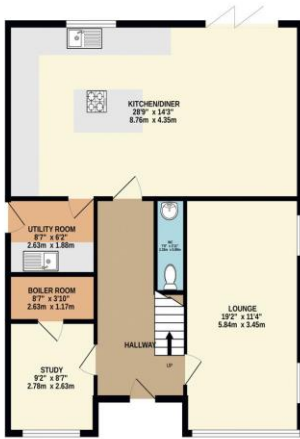
### **Mortgage and Financial Advice**

With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

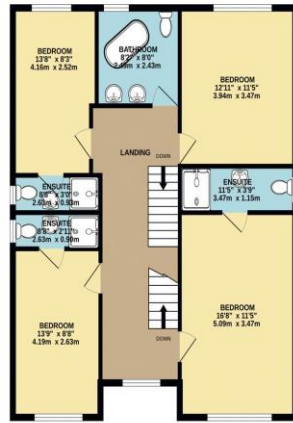
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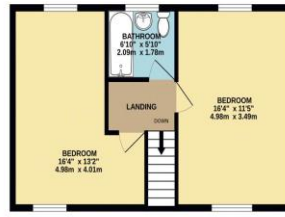
GROUND FLOOR  
935 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR  
907 sq.ft. (84.3 sq.m.) approx.



2ND FLOOR  
459 sq.ft. (42.3 sq.m.) approx.



3RD FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 2628 sq.ft. (244.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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