



CROFTS ESTATE AGENTS

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


CROFTS
ESTATE AGENTS



Sunningdale Keelby Road
Little London
Grimsby
DN41 8BN

Offers in the Region Of
£385,000

Welcome to Sunningdale, an exceptional four bed detached house, found on the outskirts of Stallingborough. This stunning property provides superb living throughout and occupies approximately 1/3 of an acre (STS) creating the ideal family home. Positioned on the corner of Keelby road and Stallingborough road, this property provides easy access to the A180 and Habrough Train Station and is on a bus route to Immingham and Grimsby where you will find a wide range of amenities. Heading into this modern and contemporary home will reveal the entrance hallway, lounge with log burner, sitting room, kitchen diner, utility and WC. There is also the master bedroom which boasts two walk in wardrobes and a stunning en-suite. heading to the first floor you will find three good size bedrooms and the family four piece bathroom suite. Outside there is manicured gardens with hot tub area, slate patio and a substantial timber summer house with power, internal lighting and the added benefit of being fully insulated, allowing for all year round use.

Address : 21 Kennedy Way, Immingham, DN40 2AB
Email : immingham@croftsestateagents.co.uk
Website : 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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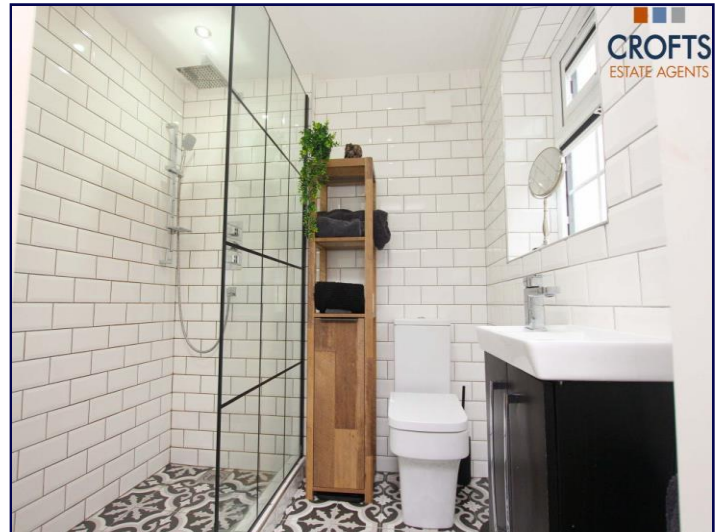
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Lounge

11' 7" x 13' 1" (3.53m x 3.98m)

This modern living room creates an ideal space to relax and unwind after a long day. The focal point of the room has to be the log burner which is perfect for those cosy winter nights.

Sitting Room

11' 7" x 11' 4" (3.53m x 3.45m)

Adjacent to the lounge is the spacious sitting room. This versatile room benefits from LVT flooring, coving, radiator and French doors which open out to the garden.

Kitchen

13' 7" x 16' 2" (4.14m x 4.92m)

The spacious, dual-aspect farmhouse-style kitchen fitted in soft white, traditionally styled units which includes a Range style cooker. There is ample space for a large family dining table, ideally located by the French doors, which offer a delightful view of the gardens—perfect for enjoying family meals.

Utility room

6' 2" x 11' 0" (1.88m x 3.35m)

Adjacent to the kitchen, the utility offers a handy space to house the washer and dryer, freeing up space in the kitchen.

Bedroom 1

13' 6" x 14' 1" (4.11m x 4.29m)

Located on the ground floor is this spacious master bedroom which boasts two walk in wardrobes, gorgeous en-suite, carpeted flooring, LED lighting, uPVC window and French doors which open out to the garden.

En-suite

5' 9" x 6' 1" (1.75m x 1.85m)

This stunning en-suite, located on the ground floor, benefits from a walk in shower, WC, vanity basin, LED lighting, tiled flooring and walls and uPVC window to the side elevation.

Bedroom-2

9' 9" x 11' 3" (2.97m x 3.43m)

Bedroom two which is a double, briefly comprises of carpeted flooring, radiator, modern decor and uPVC window to the front elevation.

Bedroom 3

11' 7" x 11' 8" (3.53m x 3.55m)

Bedroom three which is a double, briefly comprises of carpeted flooring, radiator, modern decor and uPVC window to the rear elevation.

Bedroom 4

7' 5" x 7' 11" (2.26m x 2.41m)

Bedroom four briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

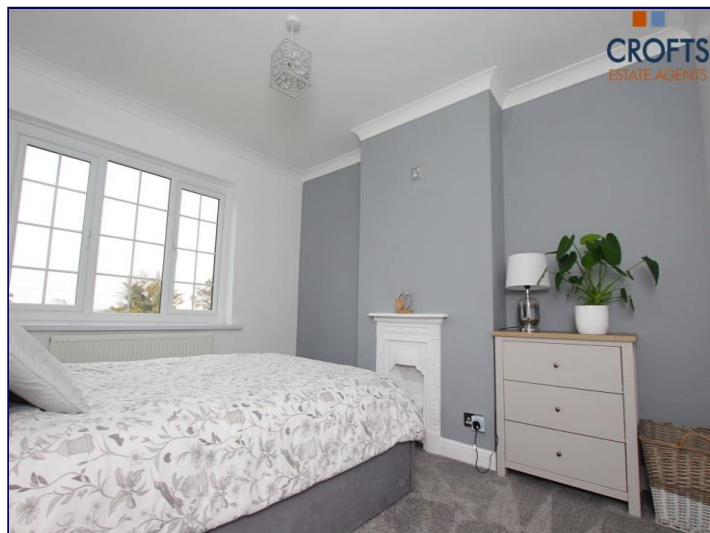
Bathroom

6' 1" x 8' 1" (1.85m x 2.46m)

Located on the first floor is this large four piece bathroom suite which benefits from a walk in shower, bath, WC, vanity basin, towel rail radiator and uPVC window to the rear elevation.

Externally

The property itself is enveloped by manicured lawns, the whole plot measures circa 0.31 of an acre, within the stunning gardens is a covered hot tub area with a large slate patio and a substantial timber summer house with power, internal lighting and the added benefit of being fully insulated, allowing for all year round use. Also, there is storage attached to summer house ideal for lawnmowers etc. A generous patio is accessible from both the garden room and the kitchen and is perfect for outdoor dining offering a lovely view of the garden.



OFFICE HOURS

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 D: To confirm council tax banding for this property please view the website- 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 seven days a week to arrange your free valuation.

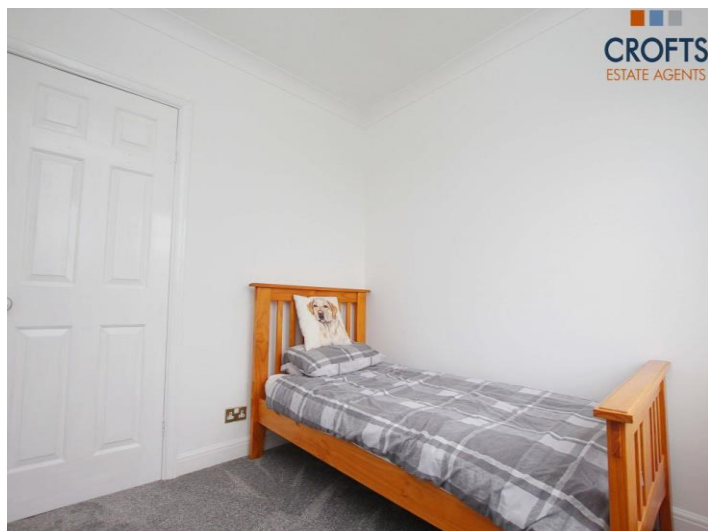
Property Management

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

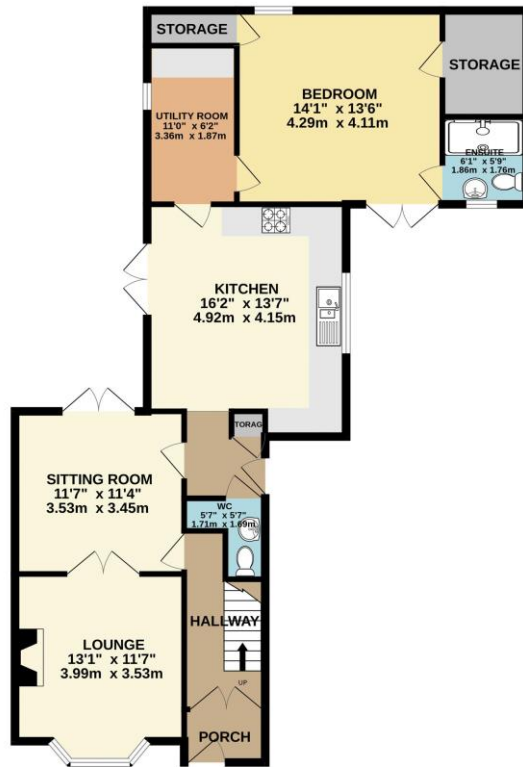
With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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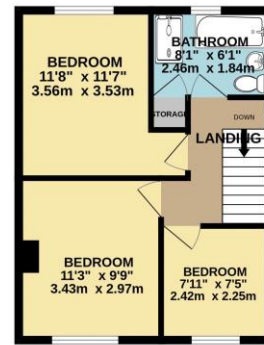




GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.

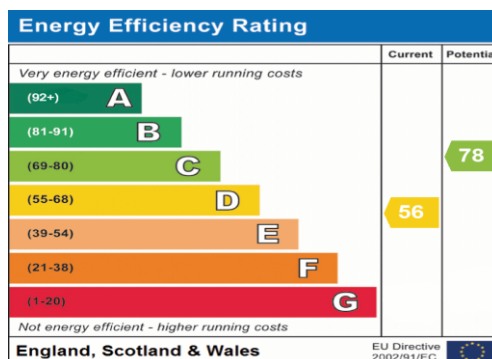


1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 1347 sq.ft. (125.2 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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