



10 Almond Grove  
Stallingborough  
Grimsby  
DN41 8FE

Offers in the Region Of  
£280,000

Crofts Estate Agents have the pleasure of bringing to the market this stylish four bed detached home, situated in the ever popular village of Stallingborough. Occupying a good size plot, this home presents itself as a rare opportunity to acquire a gorgeous home built for a growing family. The village is served well by a range of local amenities, including convenience store, hair dressers and the Green Man pub. There is also the benefit of easy access for those who commute, with the property only a short drive away from Grimsby and the M180. Heading into the accommodation will reveal the wide entrance hallway, lounge, dining room, study, kitchen, utility and WC. Heading to the first floor you will find all four bedrooms, bathroom suite and ensuite to the master bedroom. Externally, there are two driveways to either side, creating ample off road parking, with detached garage to the rear. There are also low maintenance gardens to both the front and rear. Internal viewing is a must in order to truly appreciate this spectacular property!

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

12' 8" x 13' 2" (3.86m x 4.01m)

This modern and elegant room provides a fantastic space to chill out and relax. The room boasts a media wall with inset electric fire, carpeted flooring, radiator and dual aspect uPVC windows.

### Dining Room

10' 3" x 13' 2" (3.12m x 4.01m)

Adjacent to the kitchen, this separate dining area provides plenty of space for a large dining table and chairs - Perfect for family time or hosting. The room benefits from laminate flooring, radiator, walk in bay window and uPVC french doors to the rear.

### Study

9' 9" x 11' 4" (2.97m x 3.45m)

Perfect for those who work from home, the study and third reception room in the house, benefits from laminate flooring, radiator, neutral decor and walk in bay window.

### Kitchen

9' 8" x 10' 11" (2.94m x 3.32m)

Found at the rear of the property, is the heart of the home. You'll find plenty of storage through base and wall mounted units with roll top worktops to compliment. There is an integral oven with 4 ring gas hob and extractor above, breakfast bar and uPVC window to the rear elevation. You can also access the utility via the kitchen.

### Utility room

4' 7" x 10' 11" (1.40m x 3.32m)

A handy room to have in a property, as it offers plumbing and space for a washing machine and dryer, helping to create more kitchen storage. The room also comprises of tiled flooring, radiator, tiled splashback and uPVC side door.

### Bedroom 1

11' 5" x 14' 2" (3.48m x 4.31m)

The master bedroom benefits from modern decor, carpeted flooring, radiator, en-suite and dual aspect uPVC windows, which allow plenty of natural daylight to enter.

### En-suite

6' 4" x 7' 2" (1.93m x 2.18m)

This modern en-suite boasts a lovely walk in shower with glass screen, WC and vanity basin. There is also marble tiled walls, LED lighting and uPVC window to the front elevation.

### Bedroom 2

8' 8" x 11' 5" (2.64m x 3.48m)

Bedroom two briefly comprises of laminate flooring, radiator, modern decor with feature wall and uPVC window to the rear elevation.

**Bedroom 3**

8' 8" x 10' 11" (2.64m x 3.32m)

Bedroom three briefly comprises of laminate flooring, radiator, modern decor and uPVC window to the rear elevation.

**Bedroom 4**

7' 11" x 9' 5" (2.41m x 2.87m)

The fourth bedroom, is by no means a box room, comprising of laminate flooring, radiator, neutral decor and uPVC window to the front elevation.

**Bathroom**

7' 2" x 10' 11" (2.18m x 3.32m)

Benefitting from a lovely four piece suite, this bathroom offers a shower cubical, bath, WC, basin, extractor fan, radiator and uPVC window to the rear elevation.

**Externally**

Occupying a generous size plot, this beautiful home boasts two paved driveways. which creates ample off road parking with detached garage to the rear. The rear garden is enclosed with fencing to the rear and is made up of set in lawn and patio area. The rear garden is a lovely sun trap and is perfect for outdoor entertaining, BBQ's or just relaxing on a warm summers day.



### 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](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.

### Property Management

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### Mortgage and Financial Advice

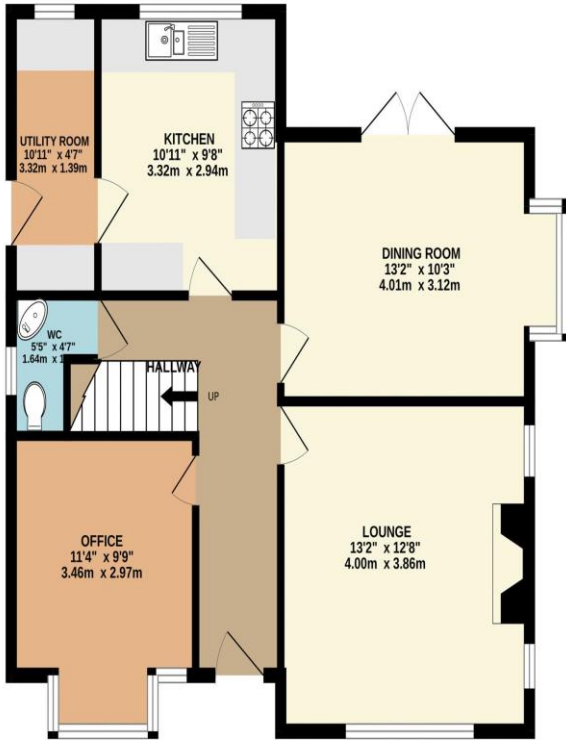
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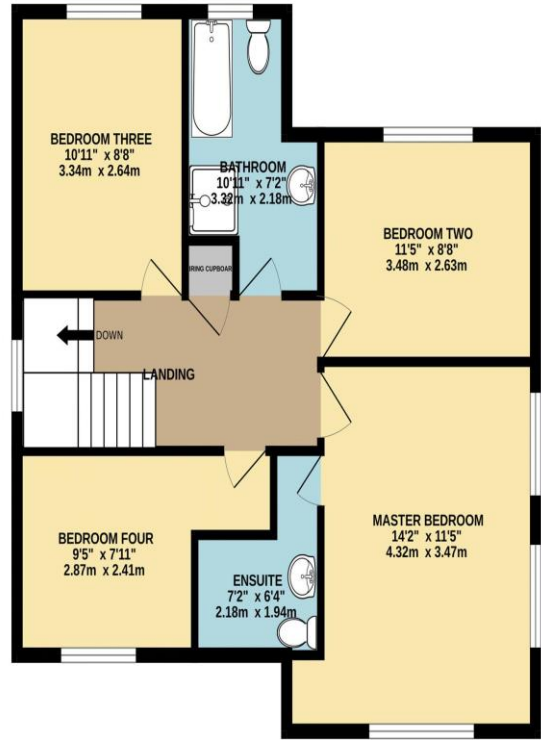




GROUND FLOOR  
675 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 1328 sq.ft. (123.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>99</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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