



THE BELTON THE SHIRES

STALLINGBOROUGH, DN41 8FH

£465,000
FREEHOLD

Discover this immaculate detached family home, completed in 2021 and set in the idyllic heart of Stallingborough Village. Offering breathtaking views over open fields, this three-storey property combines contemporary living with picturesque surroundings, boasting direct access to scenic walking trails and lush green spaces.



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FULL DESCRIPTION

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Accommodation Highlights

This exceptional home features five/six beautifully appointed bedrooms and five luxurious bathrooms, ensuring ample space for modern family living:

First Floor Bedrooms:

The principal bedroom impresses with its spacious double layout, fitted wardrobes, and a stylish en-suite featuring a rainfall shower, WC, and vanity unit. The second bedroom offers identical luxury and convenience. Bedrooms three and four each enjoy private en-suites, perfect for added comfort. The family bathroom is a haven of relaxation, with a freestanding bath, twin sinks, and a WC.

Top Floor Retreat:

The top-floor principal suite serves as a private sanctuary with a generous double bedroom and a bespoke walk-in dressing room fitted with custom wardrobes. A bathroom on this floor provides a rainfall shower over the bath, WC, and vanity unit for added practicality.

Ground Floor Living

Designed with family life and entertaining in mind, the ground floor offers:

A contemporary kitchen, the heart of the home, featuring sleek cabinetry, quartz worktops, and premium appliances, including a slide-and-hide oven,

secondary oven with warming drawer, hob with integrated extractor, dishwasher, wine cooler, and full-sized fridge and freezer. A breakfast bar and dining area open onto the landscaped garden through bifold doors, creating seamless indoor-outdoor living. A utility room for everyday practicality, a spacious lounge, a dedicated study with built-in storage, and a cloakroom with WC and sink.

Underfloor heating throughout the ground floor, paired with gas central heating, uPVC double glazing, and CCTV for ultimate comfort and security.

External Features

A large driveway offers ample off-road parking, the landscaped garden provides a tranquil outdoor escape a true highlight is the converted garage, now a stylish bar and games room complete with bifold doors, is perfect for hosting and entertaining.

Nestled in Stallingborough Village, the home is ideally located near:

Local amenities, schools, and excellent transport links. The popular Green Man pub, a favourite among residents.

Room Dimensions

Hall: 2.23m x 5.49m
Cloakroom: 2.10m x 0.95m
Lounge: 6.15m x 3.54m
Study: 3.10m x 2.63m
Kitchen/Diner: 8.85m x 4.44m
Bedroom 1: 5.25m x 3.51m
En-suite: 3.56m x 1.14m
Bedroom 2: 2.76m x 4.13m
Bedroom 3: 3.60m x 4.65m
En-suite: 2.75m x 0.87m
Bedroom 4: 4.26m x 2.45m

En-suite: 2.76m x 0.90m
Bathroom: 2.53m x 2.52m
Bedroom 5: 5.11m x 3.58m
Bedroom 6: 5.11m x 4.12m
Bathroom: 2.05m x 1.91m
Garage: 5.00m x 5.89m

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band E

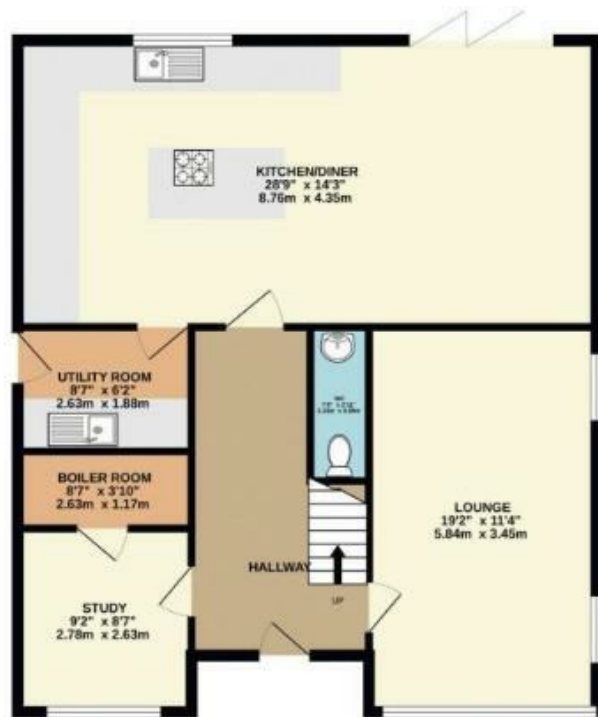
Viewings – By Appointment Only

Floor Area – 2443.00 sq ft

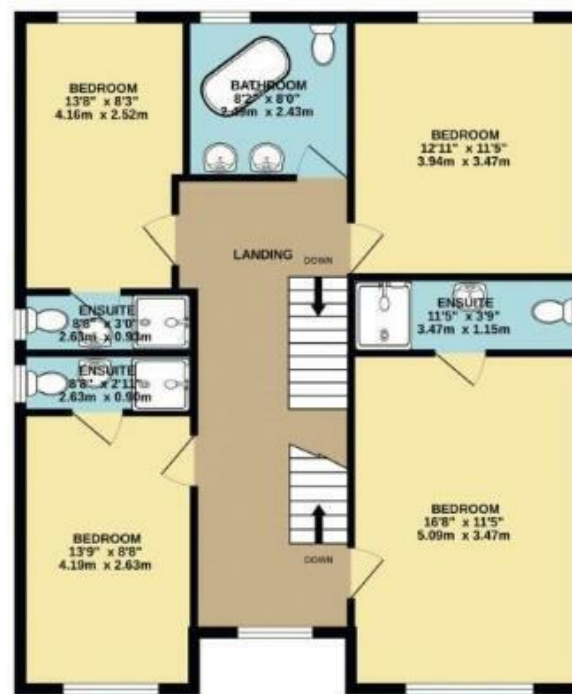
Tenure – Freehold



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



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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