



Station Road, Stallingborough

£269,950



When it comes to  
property it must be

  
lovelle



## KEY FEATURES

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Kitchen / Diner & Utility Room
- Family Bathroom & En-suite
- Characterful Features
- Popular Village Location
- Generous Size Plot
- Off-Road Parking & Garage
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- EPC rating C

## DESCRIPTION

Lovelle offer to market with NO ONWARD CHAIN this spacious four bedroom detached house oozing character and charm throughout and benefiting uPVC double glazing and gas central heating. Situated on a generous size fully enclosed plot with off-road parking and detached garage. Located within the sought after village of Stallingborough, well known for its ease of access to A180/M180 and train station with regular routes to nearby Grimsby Town, Cleethorpes Town Seaside Resort and Doncaster train station. Additionally, there is excellent local schooling plus a range of amenities such as 'The Green Man' public house. Viewing is a must.



## PARTICULARS OF SALE

### Entrance Hall

Oak effect flooring, radiator with decorative cover and stairs that lead to the first floor. Composite entrance door that opens into the front garden.

### Lounge

Oak effect flooring, beautiful traditional fire surround incorporating cast iron open fire. Radiator, window to the front aspect.

### Snug

Neutrally decorated with a feature inset open fire, radiator and window to the front aspect.

### Kitchen/Diner

Country style wall and base units with complimentary worktops over incorporating 1 & 1/4 sink with mixer tap and drainer. Space for Rangemaster oven, integrated dishwasher and tiling to splash areas and floor. Dining area with radiator and french doors opening into the rear garden.

### Utility Room

Plumbing for washing machine and space for tumble dryer. Wall mounted central heating boiler, tiled floor to match the kitchen and entrance door opening to the side elevation.

### Landing

Decorated to match the hall, loft access.

### Bedroom 1

Radiator and window to the front aspect.

### En-suite

Part tiled, wash hand basin with vanity unit, wc, towel radiator and window to the front aspect. property.room.title9\$



Radiator and window to the rear aspect.

### Bedroom 3

Radiator and window to the front aspect.

### Bedroom 4

Radiator and window to the rear aspect.

### Bathroom

Part tiled suite comprising of; panelled bath with shower over, pedestal wash hand basin, wc, radiator and window to the rear aspect.

### Outside

To the front of the property is a large driveway that provides ample off-road parking and vehicle access to the garage. The front boundary is stocked with mature trees and shrubs which provide plenty of privacy from the roadside. To the rear of the property is a generous size garden with lawn and patio areas.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: D

This property falls within the geographical area of North Lincolnshire Council - 01724 276444.

<https://www.northlincs.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652 636587 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

SKB Estates Limited T/A Lovelle Estate Agency



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