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Healing Road, Stallingborough



When it comes to  
property it must be

  
**lovelle**



£235,000



An immaculate semi-detached bungalow with three bedrooms, two reception rooms, and two bathrooms, situated on a generous plot in the peaceful village of Stallingborough, featuring modern amenities, a beautifully landscaped garden, and convenient access to public transport and local services, ideal for families and retirees alike.

### Key Features

- Spacious Semi-Detached Bungalow
- Three Bedrooms
- Lounge & Conservatory
- Kitchen/Diner
- Bathroom & En-suite
- Generous Plot, Large Driveway & Garage
- EPC rating C
- Tenure: Freehold



Presenting an immaculate semi-detached bungalow of considerable charm, now available for sale. This property is nestled in the peaceful and community-oriented Stallingborough village, conveniently located near public transport links including the train station, The Green Man Bar & Restaurant and local amenities. The residence, which is situated on a generous plot, is ideal for families and retirees alike due to its size and tranquil location.

The property boasts three comfortably sized bedrooms, two reception rooms, and two bathrooms, making it a spacious and accommodating home. The master bedroom is a spacious double room with an en-suite and built-in wardrobe that open to an ensuite. The second bedroom is also a spacious double room. The third bedroom is a spacious single room, also featuring built-in wardrobes.

The home has two well-appointed bathrooms. The main bathroom includes a shower, bath, wc, sink, and extractor fan. The second bathroom is an en-suite serving the master bedroom, fully tiled and equipped with a shower, sink, wc, and extractor.

The property's kitchen is a chef's dream, outfitted with modern units, a large oven, and plumbing for both a dishwasher and a washer. It also features a ceramic 1 & 1/3 sink and dining space. French doors lead from the kitchen to the conservatory, inviting natural light and creating a sense of openness.

The lounge, the first of two reception rooms, is a charming and cosy space featuring a plate rack, a gas fire, and dual aspect windows that

bathe the room in sunlight. An additional space off the hall could be utilised as a hobby room or study, providing flexibility and extra room.

The property is further enhanced by its unique features, including a driveway & garage with workshop, uPVC double glazing, and gas central heating.

The rear garden is beautifully landscaped and generously-sized, with a well-stocked garden, decking and patio areas, and a shed and greenhouse included. This outdoor space is perfect for relaxation, entertaining, or indulging in a spot of gardening.

With its impeccable condition, numerous amenities, and desirable location, this property presents an excellent opportunity for those seeking a home that combines comfort, convenience, and a sense of community.

### Measurements

Lounge	3.73m	X	6.28m
Kitchen	5.98m	X	3.79m
Conservatory	3.64m	X	2.76m
Kitchen	5.98m	X	3.79m
Study	2.27m	X	2.94m
Bedroom	1 2.88m	X	3.29m
En-suite	3.33m	X	1.77m
Bedroom	2 3.87m	X	3.17m
Bedroom	3 3.41m	X	2.63m
Bathroom	2.50m	X	3.23m
Garage	3.47m	X	5.93m
Workshop	3.15m X 1.81m		





## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



## Mobile and broadband

It is advised that prospective purchasers visit checker. Ofcom.org .uk to review available Wi-Fi speeds and mobile connectivity at the property.

## Agents note

We are advised by the seller that the nearby ditch flowing down the left-hand side of the plot, is the responsibility of the owner of the property to maintain their side of the ditch.









Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.  
Plan produced using PlanIt3D

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Google

Map data ©2024

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