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## Mayfields Court, Stallingborough



When it comes to  
property it must be

  
**lovelle**



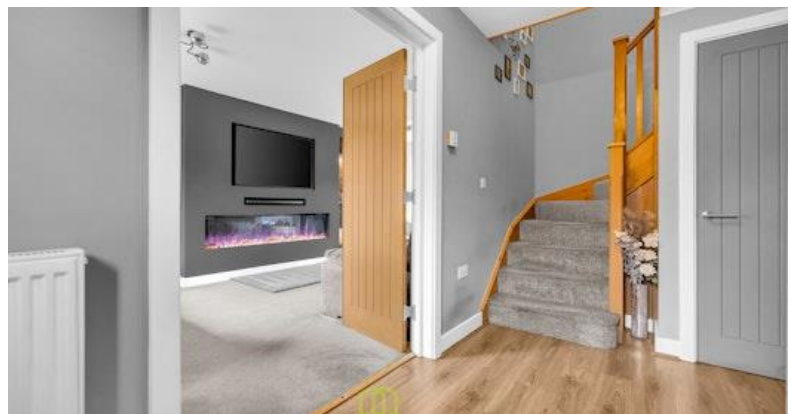
£375,000



A beautifully presented detached 4-bedroom family home for sale in the sought-after village of Stallingborough, offering multiple reception areas, a modern dining kitchen with sun room, landscaped low-maintenance garden, and a highly versatile double garage with first-floor bar/games room, all within easy reach of local amenities, schools, green spaces and transport links.

#### Key Features

- Detached Residence
- Double Storey Garage With Vast Potential - Must See
- Four Sizeable Bedrooms
- Modern Kitchen & Bathrooms
- Popular Village Location
- uPVC DG & GCH
- EPC rating C
- Tenure: Freehold





This substantial detached 4-bedroom house is offered to market in the sought-after village of Stallingborough. Presented in immaculate condition with uPVC double glazing, gas central heating and CCTV, it provides a flexible layout well suited to families and those seeking additional space for hobbies or home working.

On entering the house, a welcoming entrance hall gives an immediate sense of space and links the main ground floor rooms. Off the hall is a convenient cloakroom with WC and sink.

The principal reception space is a spacious lounge featuring a media wall and dual-aspect windows, allowing for excellent natural light. Doors open directly to the rear garden, while electric blinds offer added comfort and privacy. This reception room is well configured for both day-to-day living and entertaining.

The kitchen is fitted with modern white units and incorporates an oven with gas hob and a dishwasher. A large dining area forms part of this space, creating a sociable hub for family meals and informal gatherings. Double doors connect the kitchen to the sun room, enhancing the flow between the living areas. The sun room itself enjoys views over the garden and benefits from doors opening out to the rear, bringing the outside in during warmer months.

A useful utility room is located off the kitchen, fitted with worktops and unit, together with plumbing and space for a washer and dryer. This dedicated area helps to keep laundry and household tasks separate from the main living accommodation.

Upstairs, the house provides four bedrooms. The main bedroom is a double room with dual-aspect windows and its own en-suite shower room, which includes a shower, WC, and sink with vanity storage. The second bedroom is also a fantastic sized double, while the third and fourth bedrooms we are assured can also fit a double bed. Therefore, offering versatile options as children's rooms, guest rooms or a home office. The family bathroom is fitted with a bath, WC and sink with vanity unit, providing built-in storage.

Outside, the rear garden has been landscaped for ease of maintenance, creating a practical space for outdoor seating, play or relaxation without requiring extensive upkeep.

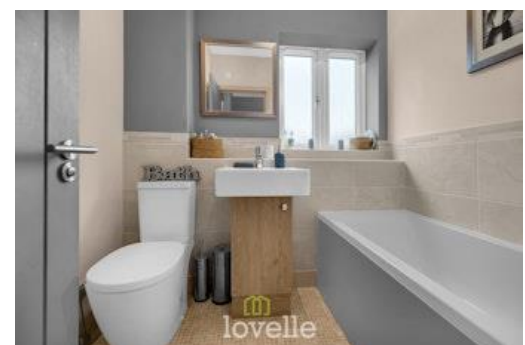
A particular feature of this property is the substantial double garage. It is equipped with light, power and electric heating, and includes a rest area with WC and sink. Above, a first-floor area is currently arranged as a bar and games room. This versatile space offers significant scope for a variety of uses such as an annexe-style area, home business base, studio or hobby room, subject to any necessary consents.

Stallingborough village is well regarded for its community feel and services in the surrounding area. There are nearby schools serving different age groups, making the location attractive for families looking to be within reach of education facilities.

Green spaces and walking routes are close by, offering opportunities for local walks and outdoor recreation. The wider area around Stallingborough provides access to countryside and coastal locations, with further leisure, shopping and dining options available in nearby Grimsby and the surrounding towns.

Public transport links are accessible from the village, providing connections towards Grimsby, Immingham and other local centres. Road links in the area allow straightforward access by car to key routes serving North East Lincolnshire and beyond.

Overall, this detached 4-bedroom house for sale in Stallingborough combines well-planned accommodation, multiple reception areas, practical family features and a highly flexible double garage and games room, all set within a popular village environment with local amenities, schools, green spaces and transport connections within reach. A driveway provides ample off road parking.





**\*\*Available fully or part-furnished by separate negotiation / subject to offer\*\***

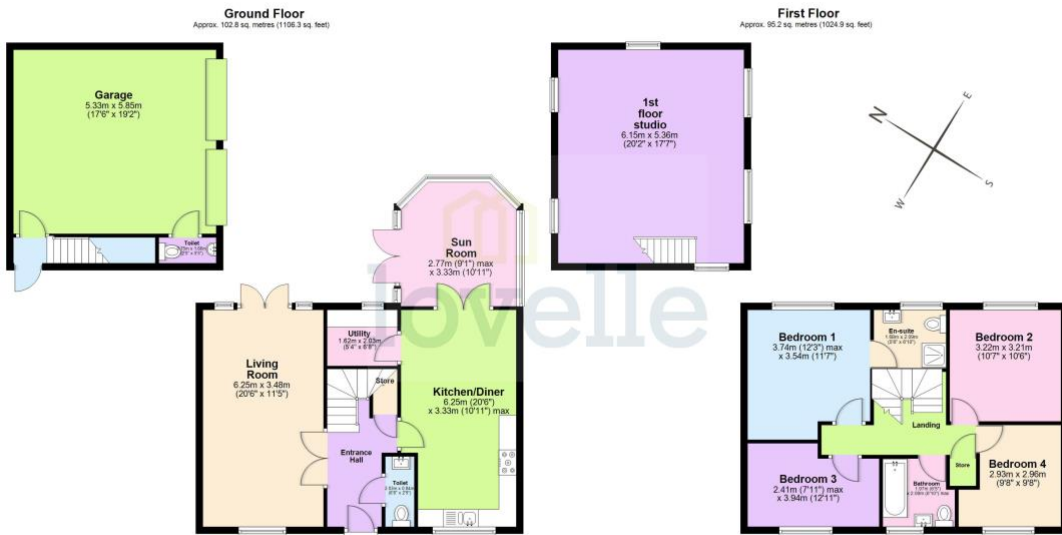
### Disclaimer

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](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.





Total area: approx. 198.0 sq. metres (2131.1 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.  
Plan produced using PlanIt.



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