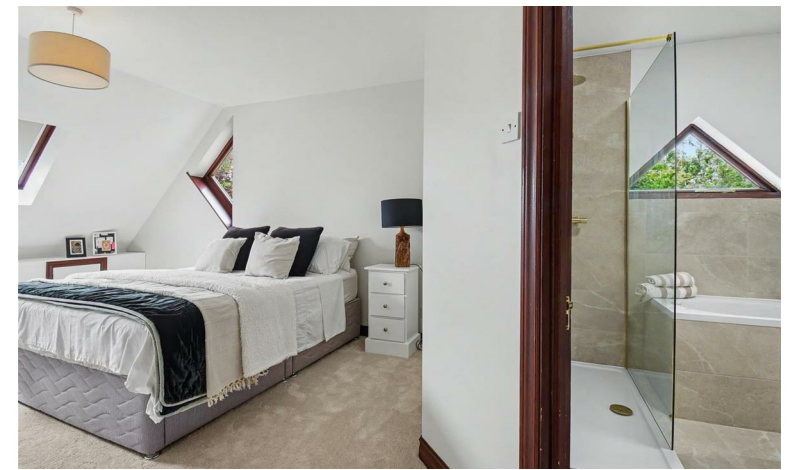




42 CHURCH LANE GRIMSBY, DN41 8AA

£415,000
FREEHOLD

Tucked away at the end of a secluded private drive in one of Stallingborough's most peaceful settings, this distinctive four-bedroom family home is surrounded by beautiful mature gardens and inspired by mid-century modern design. Offering versatile accommodation, stylish newly fitted bath and shower rooms, spacious reception areas, a wine cellar, double garage and a wonderfully private setting, this is a truly unique home of character and charm.



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42 CHURCH LANE



DESCRIPTION

Set in a wonderfully private position in Stallingborough, this striking four-bedroom family home sits quietly at the end of a secluded lane, hidden behind mature trees and surrounded by natural greenery. The setting creates an immediate sense of calm and seclusion, with the house only revealed as you arrive along the private drive. Beautiful mature gardens envelop the property, enhancing its peaceful atmosphere and creating a remarkable sense of connection with the landscape.

The architecture takes clear inspiration from the celebrated mid-century modern tradition associated with Lincolnshire architect Rex Critchlow — known for his geometric planning, strong horizontal lines, and sensitive integration of buildings within their landscape. Homes influenced by this style often prioritise light, flow, and connection to the outdoors, with carefully positioned glazing that draws the garden into the living spaces and frames long, leafy views. Distinctive triangular first-floor windows add a quirky and eye-catching architectural feature, further enhancing the home's unique character and design credentials.

This property reflects that same design philosophy: a thoughtful, free-flowing layout designed to feel both open and intimate at the same time. The accommodation includes four bedrooms, with one conveniently positioned on the ground floor, offering excellent flexibility for modern family living. Stylish newly fitted bath and shower rooms bring a contemporary touch, while generous windows, natural materials, and a strong relationship between inside and outside give the home a quiet architectural confidence.

At the heart of the house is a spacious kitchen complemented by a practical utility room and pantry,

while two reception rooms provide versatile living and entertaining spaces. A wine cellar adds further appeal, and outside, the mature gardens provide a beautiful backdrop from every angle. The property also benefits from a double garage and ample parking on the private driveway.

It's a home that feels deliberately composed yet effortlessly relaxed — a rare combination of design integrity and family comfort, set within one of Stallingborough's most peaceful hidden pockets.

ENTRANCE HALLWAY

Spacious with doors to all reception rooms, downstairs W.C and dining kitchen and stairs to the first floor

DOWNSTAIRS W.C

BEDROOM FOUR/STUDY

Beautiful light room with feature window, could be used as a study or the fourth bedroom with a door to the reception hallway and a door into the lounge

LOUNGE

Light and spacious room with a patio door onto the garden and a feature fireplace, with a doors leading from both the hallway and bedroom 4/study and a door into the dining room

FORMAL DINING ROOM

With windows overlooking the rear garden and doors into the kitchen, hallway and lounge

DINING KITCHEN

Dual aspect room with windows overlooking both the front driveway and rear garden, spacious with room for a dining table, built in oven, hob & space for a dishwasher.

UTILITY ROOM

Extremely spacious once used as a tack room with sink

and space for washing machine and tumble dryer, with a door into the pantry cupboard and a door leading to the front driveway

PANTRY

OFFICE LOBBY

located to the rear of the property, this useful space could be used as a work from home office space with direct access to the rear garden, garage and a space currently used as a wine cellar

WINE CELLAR

FIRST FLOOR HALLWAY

with doors to all first floor rooms and access to the eves storage

BEDROOM ONE

With angular feature windows and built in eves storage

ENSUITE

Newly fitted with walk in shower, bath, vanity hand wash basin, W.C and heated towel rail

BEDROOM TWO

with feature angular windows to the rear

BEDROOM THREE

with feature angular windows and fitted wardrobes

FAMILY SHOWER ROOM

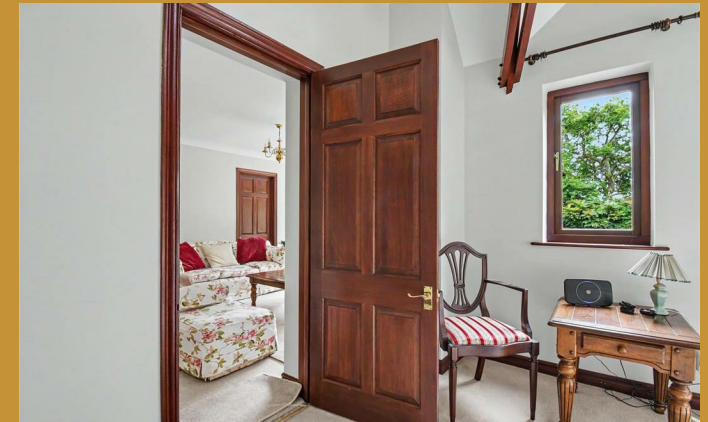
Newly fitted with beautiful walk in shower, W.C, vanity hand wash basin and a heated towel rail

GARDENS AND DOUBLE GARAGE

Accessed via private driveway gates and screened by mature trees, the property enjoys a wonderfully secluded approach, with generous front gardens and a spacious driveway providing ample parking. The double garage is conveniently accessed from the

front, while a side gate leads through to the rear garden. Predominantly laid to lawn, the rear garden offers a peaceful and private outdoor space, complemented by a patio area ideal for al fresco dining and entertaining, all surrounded by established planting and mature greenery.

42 CHURCH LANE





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ADDITIONAL INFORMATION

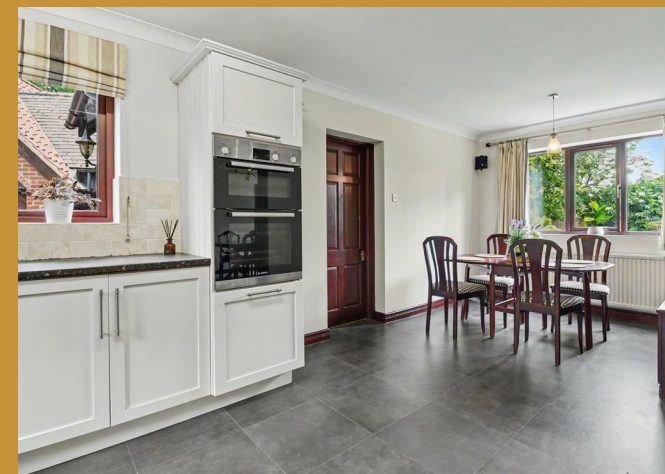
Local Authority –

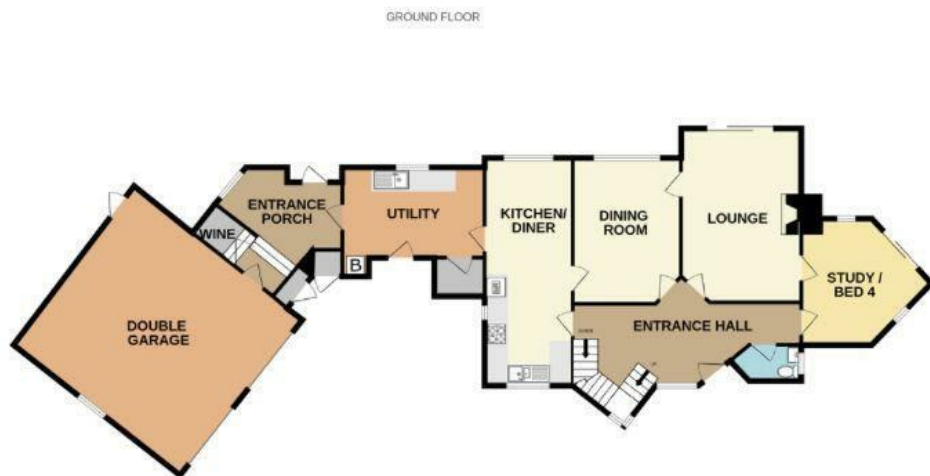
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





42 CHURCH LANE, STALLINGBOROUGH, DN41 8AA

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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	70
(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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