

Buy. Sell. Rent. Let.



Poachers Rise, Stallingborough



When it comes to
property it must be


lovelle



£184,950



This immaculate three-bedroom semi-detached house, offered with no onward chain, features modern interiors, en-suite to main bedroom, private garden, dedicated parking, and a highly desirable village location close to schools and amenities—ideal for first-time buyers and families.

Key Features

- Semi-Detached House
- Three bedrooms & Two bathrooms
- Two reception rooms
- Modern kitchen/diner
- Private parking & Generous Garden
- No Chain
- EPC rating C
- Tenure: Freehold



Presenting this immaculate semi-detached house, offered for sale with ****no onward chain****, ideally located within a popular village setting. This attractive property is perfectly suited for first time buyers and families alike, benefiting from close proximity to public transport links, nearby schools, local amenities, and a range of walking and cycling routes.

The inviting entrance porch welcomes you into the home, with a convenient cloakroom featuring a WC and sink. There are two well-proportioned reception rooms, including a spacious main lounge ideal for relaxation and entertaining. The modern kitchen is fitted with contemporary units, a sink, plumbing for a washer, and integrated oven and hob. The kitchen opens seamlessly into the dining room, which enjoys French doors leading directly out to the private garden - perfect for al fresco dining and family gatherings.

Upstairs reveals three well-presented bedrooms, comprising two doubles and a single. Bedroom one benefits from an en-suite shower room complete with shower, sink, and WC for added privacy and convenience. An additional family bathroom is fitted with a shower over the bath, a sink, and a WC, catering effortlessly to the needs of a busy household.

Externally, this home features uPVC double glazing and gas central heating throughout, ensuring year-round comfort and efficiency. There are two dedicated parking spaces, and a private garden providing a secure and tranquil outdoor space.

A well-appointed, stylish home in a highly desirable village location - early viewing is highly recommended.

Measurements

Lounge

4.44m x 4.89m (14' 7" x 16' 0")

Dining Room

2.64m x 2.50m (8' 8" x 8' 2")

Kitchen

2.33m x 2.57m (7' 7" x 8' 5")

Bedroom 1

3.26m x 2.85m (10' 8" x 9' 5")

En-suite

0.97m x 2.82m (3' 2" x 9' 4")

Bedroom 2

2.86m x 2.89m (9' 5" x 9' 6")

Bedroom 3

1.98m x 2.02m (6' 6" x 6' 7")

Bathroom

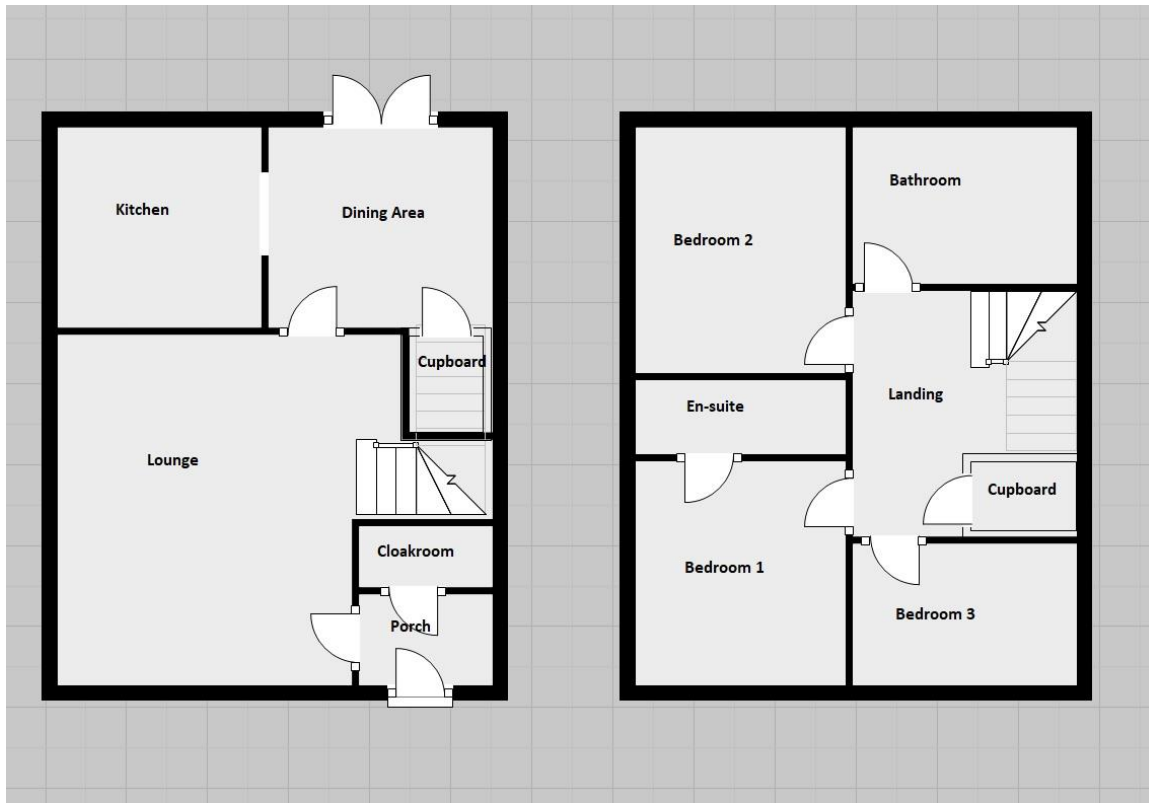
1.97m x 1.81m (6' 6" x 5' 11")

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 in order to review available wifi speeds and mobile connectivity at the property.



When it comes to **property**
it must be


lovelle

01472 251918
grimsby@lovelle.co.uk

