



**Holly Close, Stallingborough, Grimsby DN41 8TG**

**welcome to**

**Holly Close, Stallingborough Grimsby**

A beautifully presented and modern four-bedroom detached family home, featuring a spacious lounge, open-plan kitchen/dining room, conservatory, master en suite, generous driveway with detached garage, and a private rear garden with patio seating area.



**Entrance Hall**

Double-glazed entrance door, and a radiator.

**Cloakroom**

WC, wash hand basin, double-glazed window, and heated towel rail.

**Lounge**

Double-glazed bay window, standard double-glazed window, and a radiator.

**Kitchen/Dining Room**

Fitted kitchen with the range of wall and base cupboards, sink and drainer, work surfaces, electric oven, gas hob, cooker hood, plumbing for a dishwasher, central heating boiler, radiator, double-glazed window to rear aspect and a and opening leads to the conservatory.

**Conservatory**

UPVC construction conservatory.

**Landing**

Stairs from entrance hallway, double-glazed window to side aspect, loft access and airing cupboard housing a water tank.

**Bedroom One**

Double-glazed window to front aspect, fitted wardrobe, and a radiator.

**En-Suite**

Double-glazed window to side aspect, WC < shower cubicle, wash hand basin with vanity unit and a heated towel rail.

**Bedroom Two**

Double-glazed window to rear aspect, and a radiator.

**Bedroom Three**

Double-glazed window to rear aspect, and a radiator.

**Bedroom Four**

Double-glazed window to rear aspect, and a radiator.

**Bathroom**

Double-glazed window to side aspect, bath with mixer taps and a shower over, WC < wash hand basin, fully tiled walls, and heated towel rail.

**Front Garden**

Large driveway leads to the detached brick-built garage.

**Rear Garden**

Lawned garden with patio seating area and timber fencing forming boundary.



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welcome to

## Holly Close, Stallingborough Grimsby

- Detached family home
- Four bedrooms
- Master bedroom with en suite
- Large driveway
- Detached brick-built garage

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£302,500**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SCT111785 - 0002

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