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Sunningdale Keelby Road Little London
Grimsby
DN41 8BN

Offers in the Region Of £350,000

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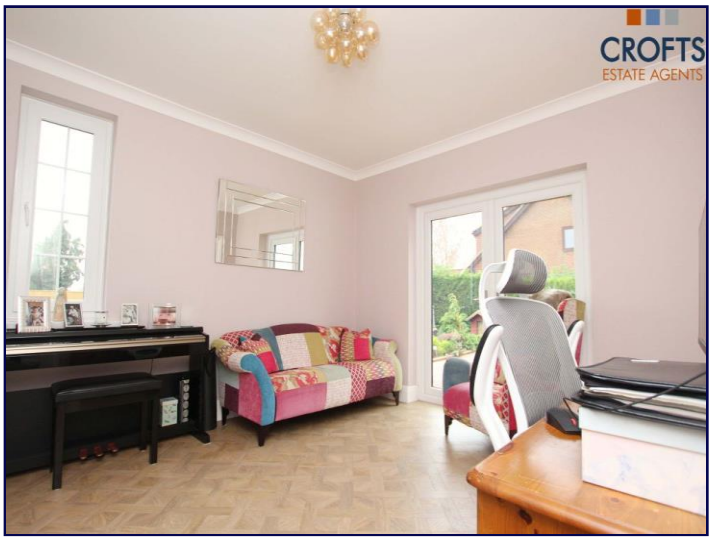
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**Property Description**
Welcome to Sunningdale, an exceptional four bed detached house, found on the outskirts of Stallingborough. This stunning property provides superb living throughout and occupies approximately 1/3 of an acre (STS) creating the ideal family home. Positioned on the corner of Keelby road and Stallingborough road, this property provides easy access to the A180 and Habrough Train Station and is on a bus route to Immingham and Grimsby where you will find a wide range of amenities. Heading into this modern and contemporary home will reveal the entrance hallway, lounge with log burner, sitting room, kitchen diner, utility and WC. There is also the master bedroom which boasts two walk in wardrobes and a stunning en-suite. heading to the first floor you will find three good size bedrooms and the family four piece bathroom suite. Outside there is manicured gardens with hot tub area, slate patio and a substantial timber summer house with power, internal lighting and the added benefit of being fully insulated, allowing for all year round use.

**Lounge**
11' 7" x 13' 1" (3.53m x 3.98m)
This modern living room creates an ideal space to relax and unwind after a long day. The focal point of the room has to be the log burner which is perfect for those cosy winter nights.

**Sitting Room**
11' 7" x 11' 4" (3.53m x 3.45m)
Adjacent to the lounge is the spacious sitting room. This versatile room benefits from LVT flooring, coving, radiator and French doors which open out to the garden.

**Kitchen**
13' 7" x 16' 2" (4.14m x 4.92m)
The spacious, dual-aspect farmhouse-style kitchen fitted in soft white, traditionally styled units which includes a Range style cooker. There is ample space for a large family dining table, ideally located by the French doors, which offer a delightful view of the gardens—perfect for enjoying family meals.

**Utility room**
6' 2" x 11' 0" (1.88m x 3.35m)
Adjacent to the kitchen, the utility offers a handy space to house the washer and dryer, freeing up space in the kitchen.

**Bedroom 1**
13' 6" x 14' 1" (4.11m x 4.29m)
Located on the ground floor is this spacious master bedroom which boasts two walk in wardrobes, gorgeous en-suite, carpeted flooring, LED lighting, uPVC window and French doors which open out to the garden.

**En-suite**
5' 9" x 6' 1" (1.75m x 1.85m)
This stunning en-suite, located on the ground floor, benefits from a walk in shower, WC, vanity basin, LED lighting, tiled flooring and walls and uPVC window to the side elevation.

**Bedroom 2**
9' 9" x 11' 3" (2.97m x 3.43m)

Bedroom two which is a double, briefly comprises of carpeted flooring, radiator, modern decor and uPVC window to the front elevation.

**Bedroom 3**
11' 7" x 11' 8" (3.53m x 3.55m)
Bedroom three which is a double, briefly comprises of carpeted flooring, radiator, modern decor and uPVC window to the rear elevation.

**Bedroom 4**
7' 5" x 7' 11" (2.26m x 2.41m)
Bedroom four briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

**Bathroom**
6' 1" x 8' 1" (1.85m x 2.46m)
Located on the first floor is this large four piece bathroom suite which benefits from a walk in shower, bath, WC, vanity basin, towel rail radiator and uPVC window to the rear elevation.

**Externally**

The property itself is enveloped by manicured lawns, the whole plot measures circa 0.31 of an acre, within the stunning gardens is a covered hot tub area with a large slate patio and a substantial timber summer house with power, internal lighting and the added benefit of being fully insulated, allowing for all year round use. Also, there is storage attached to summer house ideal for lawnmowers etc. A generous patio is accessible from both the garden room and the kitchen and is perfect for outdoor dining offering a lovely view of the garden.

**Agents Note**
Please note that there is a restrictive covenants on the property. For more information, please contact the office to discuss.

**Tenure**






Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Broadband and Telecom Communications**
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

**Viewings**
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**
Band D: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

**Mortgage Services**
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

**Free Valuations**
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

**Property Management**
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

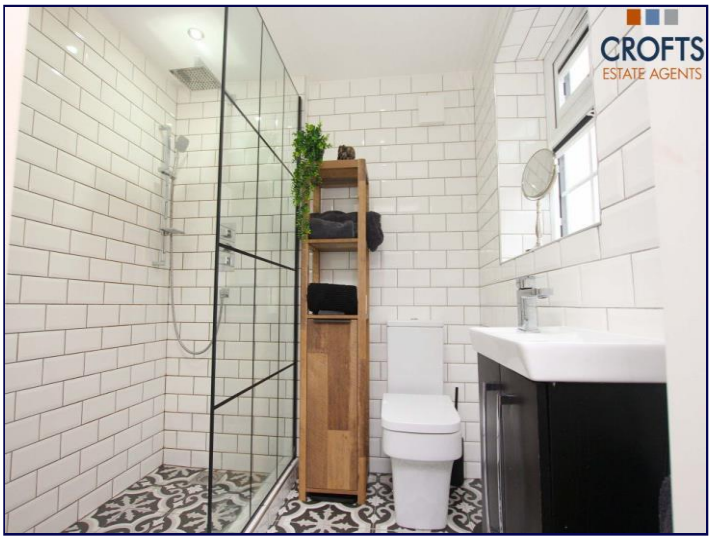


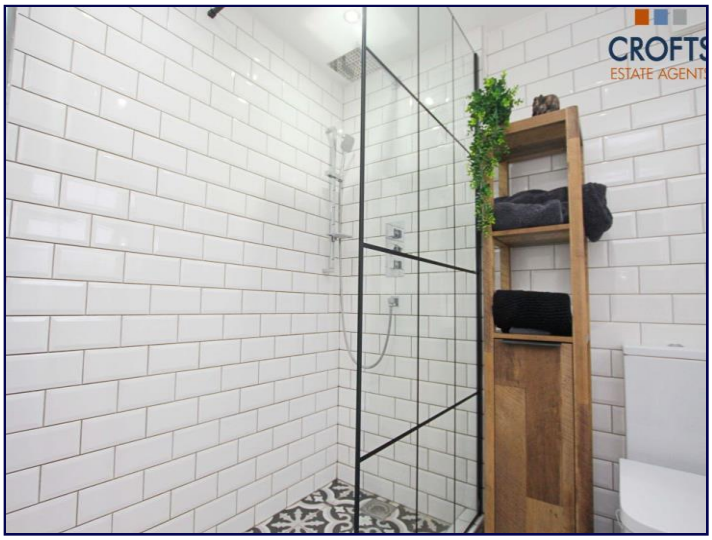








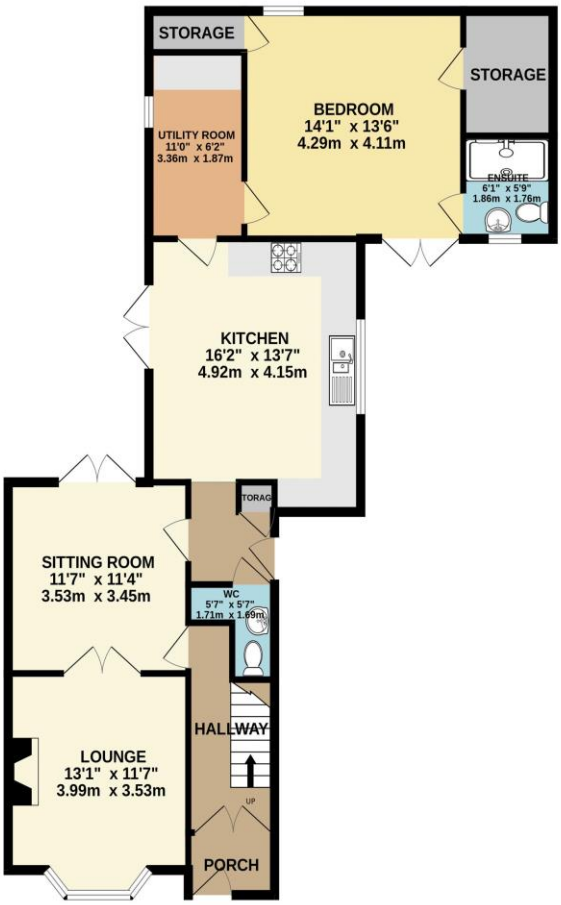



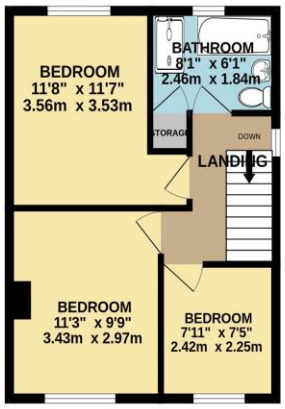




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|---|---|
| Monday to Friday | 9am to 5.30pm (Tuesday opening 9.30am) |
| Saturday | 9am to 3.00pm |
| Sunday | Closed |

GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.

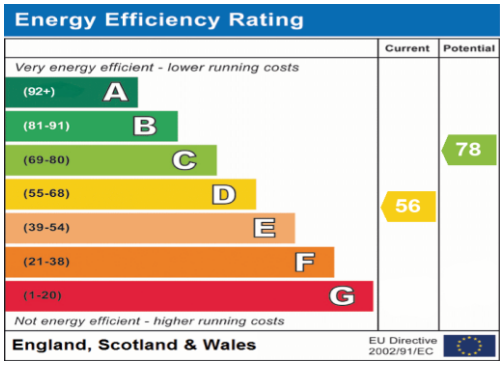
1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.




TOTAL FLOOR AREA : 1347 sq.ft. (125.2 sq.m.) approx.

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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MS/SEQ/8768/08.26