

## The Normanby Shires Edge Stallingborough DN41 8FH

Offers in the Region Of  
£392,000

Welcome to 'The Normanby' a spectacular six bedroom detached house, situated within an exclusive gated development in the popular village of Stallingborough. Being sold with NO FORWARD CHAIN, the property, which was built in 2021, boasts spacious living throughout all three floors, three en-suites and a large living room with Dolby Atmos 5.1.2 surround sound system built in. This home is also well positioned with nearby primary school, selection of shops within walking distance and is only a short drive from the A180, Grimsby, Immingham and Healing Academy. Heading into this stylish and contemporary home will reveal an inviting entrance hallway, lounge, study/sitting room, WC, utility and open plan kitchen-diner-living area which is the heart of the home. Heading to the first floor there is four bedrooms, three en-suites and a gorgeous bathroom suite. To the third and final floor there is a further two bedrooms and a three piece shower suite. Outside there is ample off road parking with detached garage, raised patio to the rear and a generous size lawn. There is also a balcony area to the master bedroom offering a great place to relax and unwind.

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
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### OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



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### Lounge

12' 7" x 21' 2" (3.83m x 6.45m)

This spacious living room provides the ultimate relaxation space and a perfect haven for home cinema lovers. Featuring Dolby Atmos 5.1.2 home theatre surround sound speaker to the ceiling, tiled flooring, underfloor heating, LED lighting with mood lighting and dual aspect uPVC windows.

### Study

8' 8" x 14' 9" (2.64m x 4.49m)

This versatile room benefits from tiled flooring with underfloor heating, LED lighting, neutral decor and uPVC window with fitted vertical blinds.

### Kitchen/Diner

17' 9" x 28' 1" (5.41m x 8.55m)

Located at the rear of the property is this gorgeous kitchen-diner-living which truly is the heart of the home and a fantastic space to entertain. The kitchen comes with two Neff slide and hid ovens, induction hob with extractor above and integrated fridge freezer and dishwasher. There is tiled flooring with underfloor heating, breakfast bar area and bi fold doors which open out to the patio area.

### Utility room

5' 4" x 8' 8" (1.62m x 2.64m)

The utility room, which is accessed from the kitchen, provides a handy space for your white goods, allowing for more storage within the kitchen. The room comprises of tiled flooring with underfloor heating, base and wall mounted units, sink and uPVC window to the side elevation.

### WC

4' 1" x 8' 8" (1.24m x 2.64m)

Benefitting from a WC, vanity basin, tiled flooring with underfloor heating and uPVC window to the side elevation.

### Bedroom 1

15' 6" x 16' 4" (4.72m x 4.97m)

The master bedroom, which is found at the rear of the property boasts an ensuite, carpeted flooring, radiator and a balcony which provides a peaceful and relaxing space to unwind during those summer nights.

### En-suite

3' 9" x 9' 5" (1.14m x 2.87m)

Benefitting from a shower cubical, WC, vanity basin, tiled flooring and walls, LED lighting and uPVC window to the side elevation.

**Bedroom 2**

12' 7" x 14' 11" (3.83m x 4.54m)

Bedroom two briefly comprises of carpeted flooring, radiator, en-suite and uPVC window to the front elevation.

**En-suite**

3' 8" x 9' 5" (1.12m x 2.87m)

Benefitting from a shower cubical, WC, vanity basin, tiled flooring and walls, LED lighting and uPVC window to the side elevation.

**Bedroom 3**

9' 6" x 12' 7" (2.89m x 3.83m)

Bedroom three briefly comprises of carpeted flooring, en-suite, radiator and uPVC window to the front elevation.

**En-suite**

3' 7" x 8' 8" (1.09m x 2.64m)

Benefitting from a shower cubical, WC, vanity basin, tiled flooring and walls, LED lighting and uPVC window to the side elevation.

**Bedroom 4**

8' 8" x 12' 7" (2.64m x 3.83m)

Bedroom four briefly comprises of carpeted flooring, radiator and uPVC window to the front elevation.

**Bedroom 5**

16' 1" x 16' 11" (4.90m x 5.15m)

Located on the second floor, bedroom 5 briefly comprises of carpeted flooring, radiator and dual aspect uPVC windows.

**Bedroom 6**

16' 2" x 24' 9" (4.92m x 7.54m)

This versatile room located on the second floor comprises of carpeted flooring, radiator, LED lighting and a large uPVC window to the front elevation.

**Family Bathroom**

7' 0" x 8' 8" (2.13m x 2.64m)

This gorgeous family bathroom suite boasts an elegant freestanding bath, WC, his and hers sinks, tiled flooring and walls, LED lighting and uPVC window to the side elevation.

**Shower Room**

6' 1" x 10' 6" (1.85m x 3.20m)

Located on the second floor this large shower room benefits from a walk in shower with glass screen, WC, vanity basin, tiled flooring, LED lighting and uPVC window to the side elevation.

**Externally**

Outside there is ample off road parking through a paved driveway leading to the detached garage, which benefits from an electric roller door, power and lighting. The rear garden offers a generous size lawn with raised patio ideal for alfresco dining. There is also a balcony area to the master bedroom offering a great place to relax and unwind.



**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.

**Viewings**

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

**Council Tax Information**

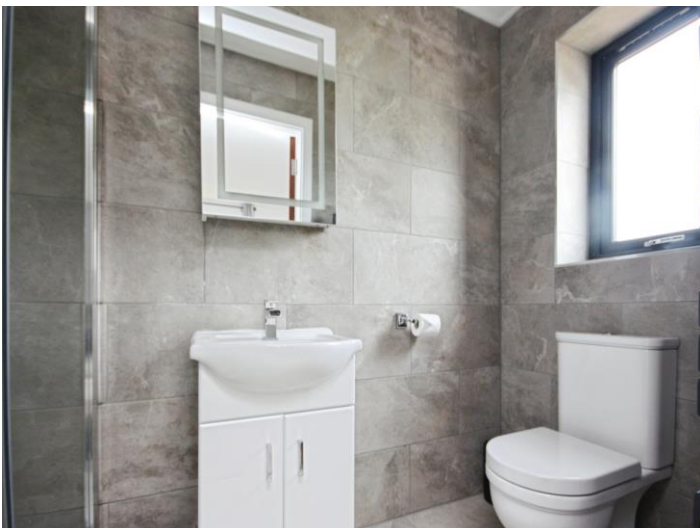
Band F: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

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**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.

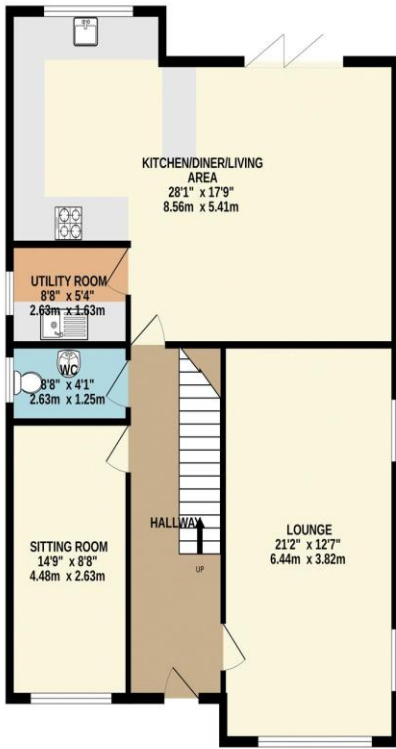
### **Mortgage and Financial Advice**

With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

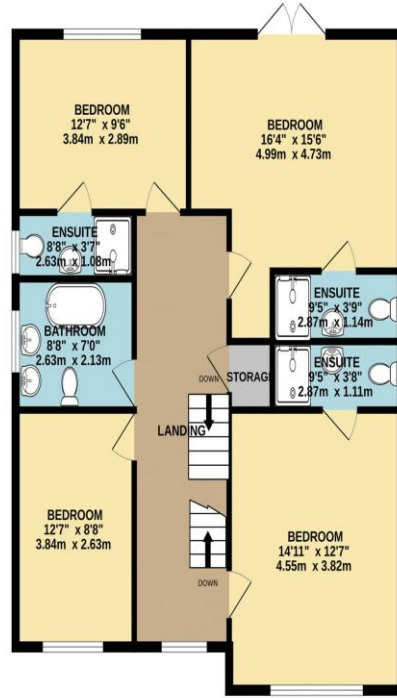
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



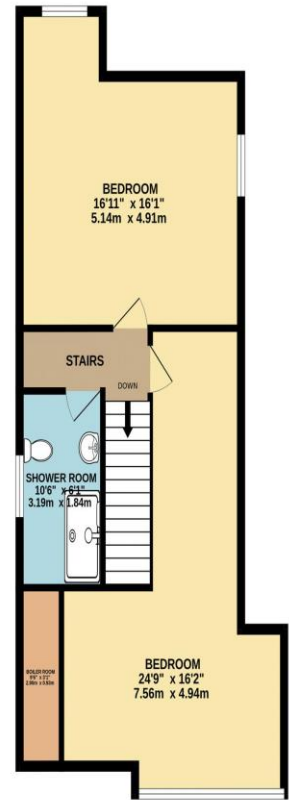
GROUND FLOOR  
1011 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR  
946 sq.ft. (87.8 sq.m.) approx.



2ND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 2608 sq.ft. (242.3 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	88	92
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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