



## 7 Holly Close

Stallingborough, Grimsby, North East Lincolnshire DN41 8TG

Located in the village of Stallingborough which is ideally placed for access into Grimsby, the Humber Bank Industries and the M180 motorway complex is this ATTRACTIVE MODERN THREE BEDROOM DETACHED HOUSE. The spacious accommodation includes: Entrance hall, cloaks/wc, good sized lounge, dining room room with open access into the superb conservatory, kitchen/breakfast room and utility room to the ground floor. To the first floor there are three good sized bedrooms one having an en suite shower room plus a family bathroom/wc. Gas central heating system. Double glazing. Formerly the attached garage has been converted into a useful home office/store. Front and enclosed rear gardens. Carpets, lights fittings and blinds included. NO CHAIN.

**£239,950**

- DETACHED HOUSE SITUATED IN POPULAR VILLAGE LOCATION
- EXCELLENT LOCAL AMENITIES
- ENTRANCE HALL AND GROUND FLOOR CLOAKROOM/WC
- LIVING ROOM WITH STRIKING MEDIA WALL AND DISPLAY STORAGE
- DINING ROOM OPEN PLAN INTO SUN ROOM OVERLOOKING THE REAR GARDEN
- WELL APPOINTED MODERN BREAKFAST KITCHEN
- UTILITY ROOM, OFFICE & GARDEN STORE/GARAGE
- MASTER BEDROOM WITH ENSUITE SHOWER
- TWO FURTHER BEDROOMS & LOVELY FAMILY BATHROOM
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING.



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

Approached via the contemporary and stylish entrance door from the block paved drive and pathways is the:-

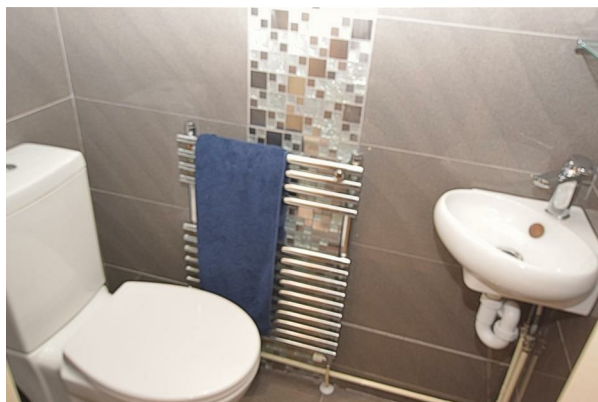
### ENTRANCE HALL

Providing a welcoming entry to this lovely, well appointed family home. With modern Cotswold style oak effect doors and stylish laminate flooring, bespoke built in slide out storage units under the stairs, spelled balustrade with individual recessed step lighting to the stairs. Attractive illusion panelling to dado height to stairwell and landing. Central heating radiator. Directly off is the:-



### CLOAKROOM/WC

With fashionable high gloss ceramic tiled walls & flooring. Fitted with a white corner set vanity hand basin and low flush wc. Chrome heated towel rail. Double glazed window to the front.



### LOUNGE

14'1" x 10'9" (4.31 x 3.30)

With double glazed window to the front aspect. Featuring a built in wall to wall, floor to ceiling media wall incorporating display recesses with lighting and useful storage units. Central heating radiator. Coving to textured ceiling.



### MEDIA WALL





## DINING ROOM

10'1" x 8'10" (3.08 x 2.70)

Central heating radiator, coving to textured ceiling and open plan arch feature leading into:-



## SUN ROOM

9'1" x 8'11" (2.79 x 2.73)

With low exposed brick walling and array of double glazed windows and French doors with inset "perfect fit" integrated blinds.



## KITCHEN/BREAKFAST ROOM

12'0" x 10'0" (3.67 x 3.07)

Fitted with an extensive range of wall and base units in a modern white high gloss finish with complimentary brushed gold effect door furniture. Co-ordinating oak style work surfacing with inset right hand drainer stainless steel sink unit and providing a breakfast bar area. Built in appliances include the electric oven, hob, extractor hood and dishwasher. Brick effect high gloss ceramic tiling in white to splash back areas. Space for upright fridge/freezer. Oak style laminate flooring. Central heating radiator. Coving to textured ceiling. Double glazed window overlooking the rear garden.



## KITCHEN - ADDITIONAL PHOTOGRAPH



### UTILITY

7'8" x 4'11" (2.36 x 1.50)

With wall & base storage cupboards incorporating a wine rack. Space and plumbing for automatic washing machine. Coat hanging facility. Central heating radiator. Double glazed window overlooking the rear garden and double glazed side courtesy door. Directly off the utility area is the:-



### HOME OFFICE

9'0" x 7'10" (2.75 x 2.40)

With double wall mounted cupboard, recess lighting to the ceiling, light oak style laminate flooring.



### FIRST FLOOR LANDING

With double glazed window to the side aspect. Continuation of the illusion panelling to walls. Loft Access. Open spelled balustrade. Built in linen cupboard. Coving to textured ceiling.



### MASTER BEDROOM

10'8" x 9'2" *widening to 10'11"* (3.27 x 2.80m *widening to 3.33* )

With double glazed window to the front aspect. Central heating radiator. Coving to the textured ceiling. Directly off is the:-



### EN SUITE

4'2" x 8'2" max (1.28 x 2.49 max)

With walk in tiled shower enclosure featuring a rain forest style shower system and a glass door, white flow flush wc and pedestal wash basin. Chrome towel radiator. Double glazed window to side elevation.



### BEDROOM 2

10'0" x 9'0" (to front of wardrobes) (3.05 x 2.75 (to front of wardrobes))

Fitted with a range of wall-wall and floor-ceiling wardrobes. Central heating radiator. Coving to textured ceiling Double glazed window to the rear.



### BEDROOM 2 - ADDITIONAL PHOTOGRAPH



### BEDROOM 3

7'3" x 6'2" (2.22 x 1.88)

With double glazed window to the front, central heating radiator





## **FAMILY BATHROOM**

6'8" x 5'6" (2.05 x 1.68)

A superb bathroom is fitted with modern and contemporary design including an encased L shaped bath with shower system over and glass screen, vanity hand basin and a vanity unit incorporating a recessed sink with cupboards below and a concealed wc. High gloss ceramic tiling to walls & floor. Recessed lighting to ceiling. Extractor fan. Chrome heated towel rail. Double glazed window to rear.



## **OUTSIDE**



## **THE GARDENS**

The property has well maintained gardens to the front and rear. The fore garden stands behind low hedging and is laid to lawn with block paved drive & pathways.

The rear garden is enclosed by timber fencing and enjoys a southerly aspect., being extensively lawned with surrounding raised sleeper beds and a children's play area, along with raised decked seating area. Additional paved patio adjacent to sun room. Outside Tap.



## **GARDEN DECKED SEATING AREA**



## **STORE/FORMER SINGLE GARAGE**

10'4" x 9'2" (3.15m x 2.80m)

Formerly a single attached garage which has been converted to provide an office space (see measurements above) and a store. Power & lighting provided. Roller garage door to the front. Additional courtesy door to the office and utility area beyond.

## **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - C

EPC - B

## **VIEWING ARRANGEMENTS**

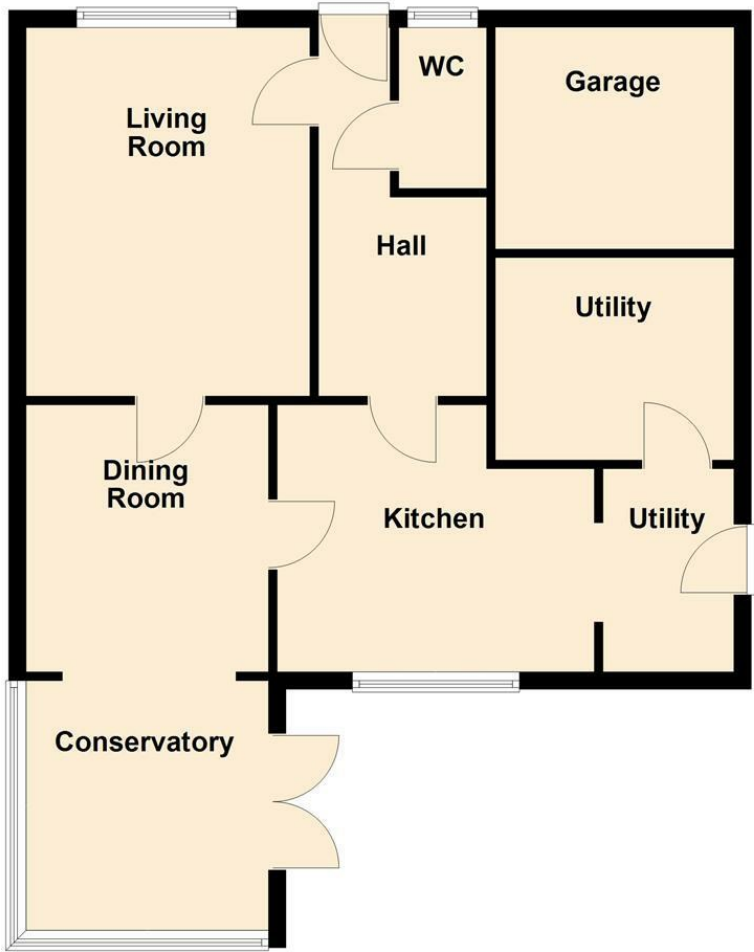
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## **OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

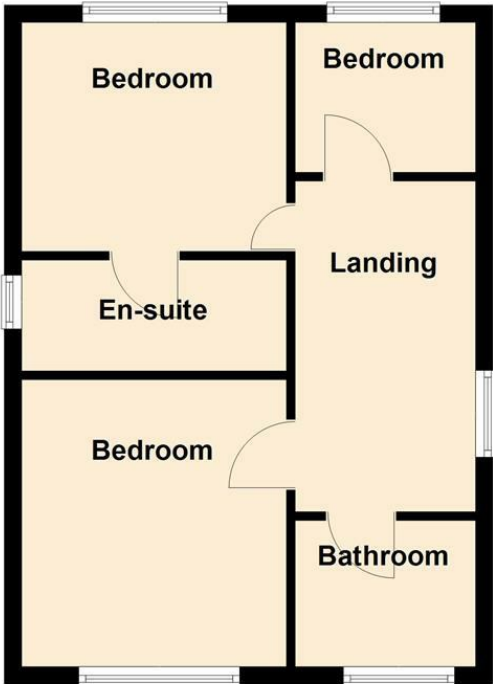
Ground Floor

Approx. 68.8 sq. metres (740.5 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Total area: approx. 107.6 sq. metres (1158.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.