

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



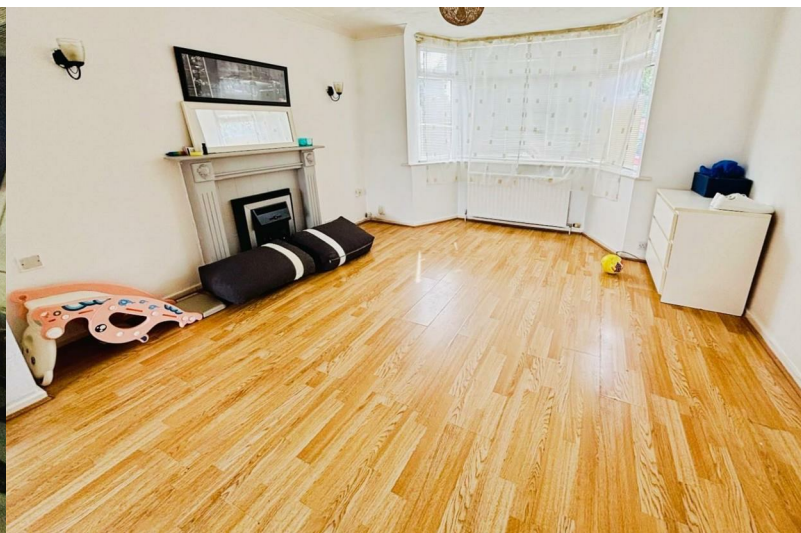
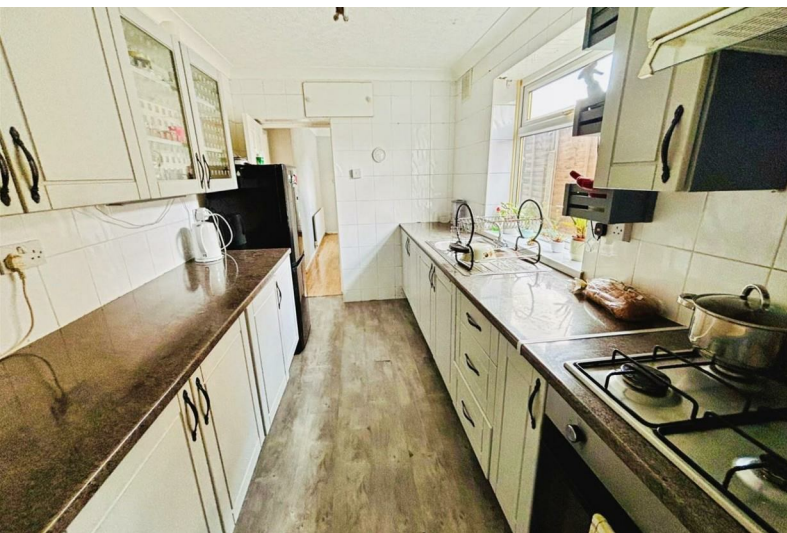
## Messingham Road

Scunthorpe, DN17 2DA

£199,950



Council Tax: C





# 92 Messingham Road

Scunthorpe, DN17 2DA

£199,950



## ACCOMMODATION

uPVC double glazed entrance door leading into:

### ENTRANCE HALLWAY

Stairs rising to the first floor accommodation with storage underneath, uPVC double glazed window to the side elevation, radiator and laminate flooring. Door giving access to:

### OPEN PLAN LOUNGE DINING ROOM

25'5" x 11'11" (7.76m x 3.64m )

uPVC double glazed bay window to the front elevation and uPVC double glazed window to the rear elevation, two radiators, tiled fireplace with wooden surround and open fronted fire, laminate flooring and coving to ceiling.

### KITCHEN

12'3" x 7'1" (3.75m x 2.18m )

uPVC double glazed window to the side elevation, fitted kitchen comprising base and wall units with complementary work surface, inset stainless steel sink and drainer with mixer tap, space for fridge freezer, integrated electric oven, four ring gas hob with extractor over, laminate flooring and coving to ceiling. Door giving access to:

### UTILITY AREA

7'3" x 5'10" (2.23m x 1.78m )

uPVC double glazed entrance door to the side elevation and uPVC double glazed window to the rear elevation, fitted base unit with work surface over and tiled splashback, provision for automatic washing machine and tiled flooring.

### FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, loft access and doors giving access to:

### BEDROOM ONE

12'0" x 10'11" (3.67m x 3.33m )

uPVC double glazed window to the rear elevation, radiator, laminate flooring and coving to ceiling.

### BEDROOM TWO

10'11" x 10'11" (3.33m x 3.33m)

uPVC double glazed window to the front elevation, radiator, laminate flooring and coving to ceiling.

### BEDROOM THREE

7'4" x 7'4" (2.25m x 2.24m )

uPVC double glazed window to the front elevation, radiator and laminate flooring.

### FAMILY BATHROOM

7'4" x 6'5" (2.25m x 1.98m )

uPVC double glazed window to the side elevation, suite comprising w.c., pedestal wash hand basin, panel sided bath, tiled walls and radiator.

### EXTERNALLY

To the front is a gated driveway allowing off road parking for multiple vehicles. With side passage leading to the single brick built garage with up and over door and window to the side elevation. The enclosed rear garden is mainly set to lawn with planted borders.

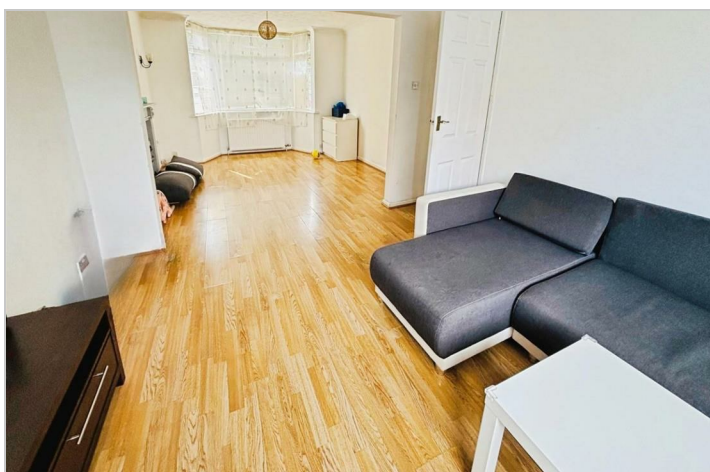
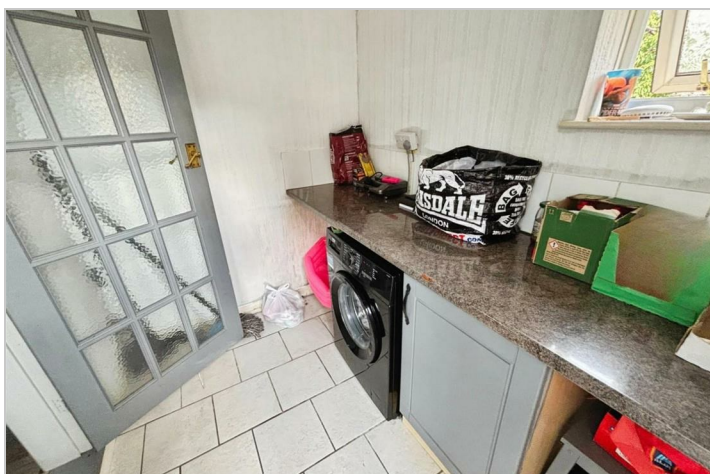
### TENURE - Freehold

### COUNCIL TAX

Through enquiry of the North Lincolnshire Council we have been advised that the property is in Rating Band 'C'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in

compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted





Road Map



Hybrid Map



Terrain Map



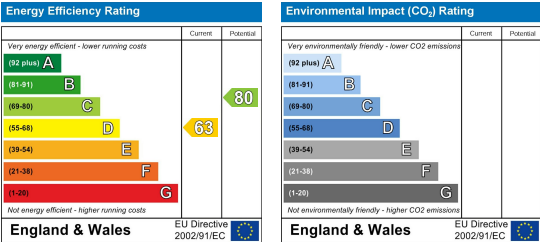
Floor Plan



Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.