

HUNTERS®

HERE TO GET *you* THERE

HUNTERS®
HERE TO GET *you* THERE



Messingham Road

Scunthorpe, DN17 2DB

Offers In The Region Of £160,000



Council Tax: A



170 Messingham Road

Scunthorpe, DN17 2DB

Offers In The Region Of £160,000



Front

Set back from the road, the property has a driveway, which offers ample off road parking, with gates leading to the rear of the home.

Kitchen/Diner

18'4" x 12'2" (5.58m x 3.71m)

A beautifully arranged kitchen/diner that cleverly balances modern style with functionality. The kitchen is fitted ample of fitted storage including an island with a built-in induction hob that doubles as a breakfast bar. Ample natural light comes French doors leading to the garden.

Living Room

11'10" x 10'11" (3.61m x 3.32m)

Modern fitted kitchen, with ample wall and floor units for storage. The kitchen also benefits from an integral double oven, dishwasher, washing machine, wine cooler, hob and extractor fan. The kitchen has a door leading to the sun room at the rear of the home.

Utility Room

9'3" x 5'8" (2.83m x 1.72m)

A practical utility room cabinetry for storage. A window allows daylight in, while the compact space is designed for efficient us.

Hallway

The hallway offers a welcoming entrance to the home.

Bedroom 1

11'11" x 10'10" (3.62m x 3.29m)

Bedroom 1 is a well-proportioned double room with a large window overlooking the garden, allowing for plenty of natural light.

Bedroom 2

11'1" x 10'8" (3.38m x 3.24m)

Bedroom 2 is to the front of the home, A loft bed adds a playful element and extra sleeping space, perfect for a child's bedroom.

Bedroom 3

8'9" x 6'11" (2.66m x 2.11m)

Bedroom 3 is located to the front of the home and offers a fitted loft bed to allow ample of floor space.

Bathroom

6'0" x 4'9" (1.83m x 1.46m)

The bathroom is fitted with modern white suite.

Rear Garden

The rear garden is an extensive, well-maintained outdoor space offering a sizeable paved patio area ideal for dining and entertaining. Beyond the patio, the garden stretches with artificial grass and decking, complete with a play area and generous space for outdoor activities. The garden currently features a wooden summerhouse and a bar area, creating an inviting setting for relaxation and social gatherings.

Tel: 01724 700000

Well presented, spacious home, which would suit first time buyers and small families alike, briefly comprising; reception room, a modern open plan kitchen/diner, utility room, , 3 bedrooms and a modern bathroom. The property is set back a little from the road, with a driveway - offering off road parking for several vehicles. To the rear of the home, there is a large garden, with a two patio seating areas, Astro turfed lawned garden and a further 2 sections of the garden . In addition to this the home benefits from gas heating system, part double glazing..

This home is centrally located, close to local schools, amenities and bus routes. Also nearby there is Ashby, which offers a variety of individual shops, restaurants and a weekly market. Viewing recommended!



Road Map



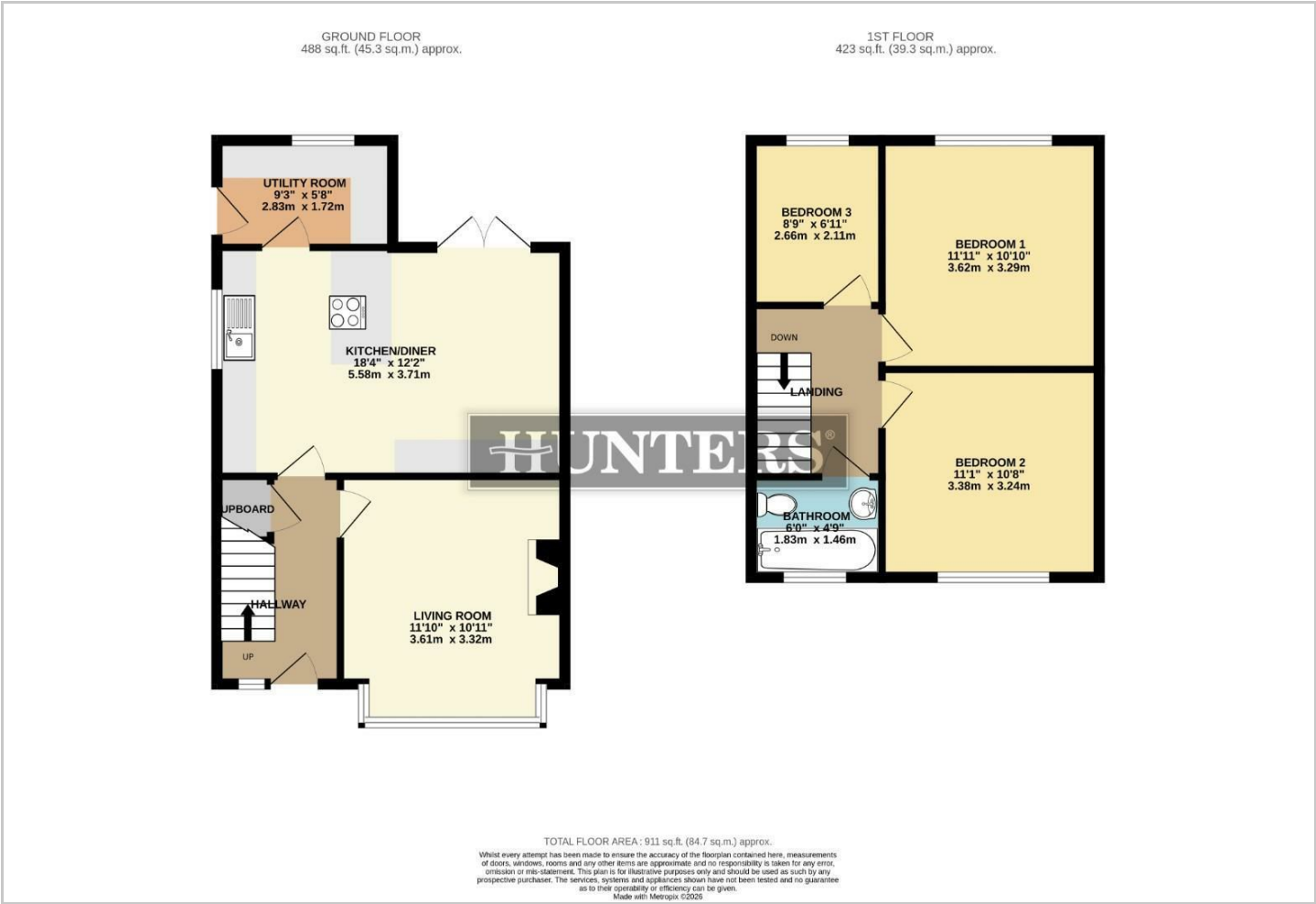
Hybrid Map



Terrain Map



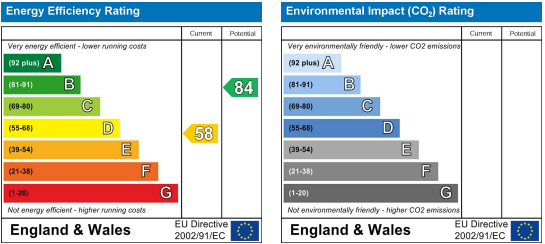
Floor Plan



Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 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.