

HUNTERS®

HERE TO GET *you* THERE



Messingham Road

Scunthorpe, DN17 2LL

Offers In The Region Of £160,000



Council Tax: A



65 Messingham Road

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Front

Set back from the road, the property has a blocked paved driveway, which offers ample off-road parking,

Rear Garden

Large garden to the rear of the home, which offers a private haven, with great scope for a keen gardener. The space is predominantly laid to lawn, with a patio seating area - with mature shrubs and hedging offering privacy to the area.

Hallway

Lounge

12'5" x 11'0" (3.78m x 3.36m)

Lounge to the front aspect of the home with a bay window allowing ample of light.

Reception Room

11'1" x 11'1" (3.39m x 3.38m)

Reception room to the rear of the home, benefiting from a feature fireplace and a multi-fuel burner, ideal for the winter evenings.

Kitchen

15'1" x 6'11" (4.60m x 2.10m)

Modern fitted kitchen installed within the last year, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob, fridge/freezer, and extractor fan. The kitchen has a door leading to the wet room at the rear of the home.

Wet room

7'3" x 3'10" (2.23 x 1.19)

Modern wet room located on the ground floor at the rear of the home, making it a really convenient space.

w/c

The downstairs wet room with w/c is conveniently positioned off the hallway.

Bedroom 1

11'0" x 10'8" (3.36m x 3.26m)

Bedroom 1 is a well-proportioned double room with a large window filling the room with natural light.

Bedroom 2

11'4" x 10'1" (3.46m x 3.08m)

Bedroom 2 is also a good-sized double bedroom with two built-in storage cupboards.

Bedroom 3

10'7" x 7'5" (3.23m x 2.25m)

Bedroom 3 to the front of the home.

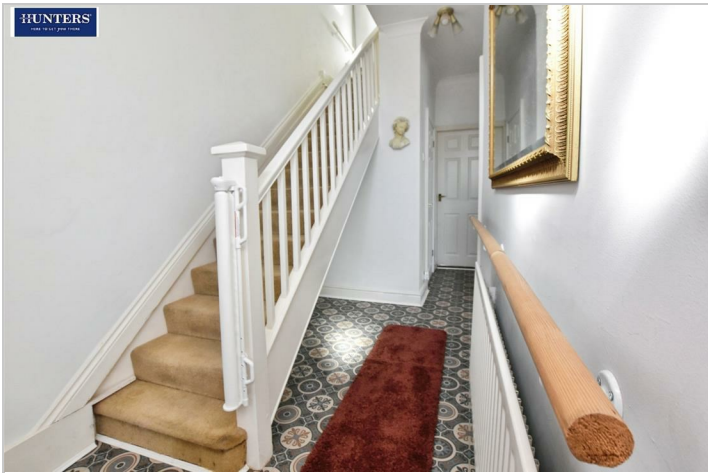
Bathroom

6'11" x 6'0" (2.10m x 1.82m)

The bathroom is fitted with a traditional white suite including a bath with shower over, pedestal basin, and toilet. The walls are partially tiled

Landing

The landing at first floor level is bright and airy, with a window to the side allowing natural light to flood the space.



Road Map



Hybrid Map



Terrain Map



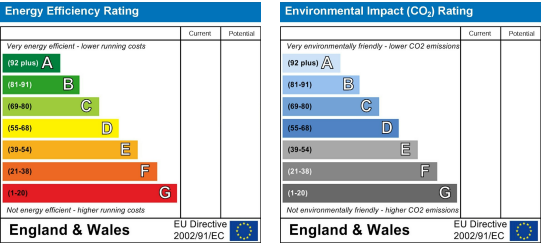
Floor Plan



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.