

HUNTERS[®]

HERE TO GET *you* THERE



Maple Close

Messingham, Scunthorpe, DN17 3UQ

Asking Price £230,000



Council Tax: D



1 Maple Close

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Front Exterior

Attractive front to the property, which offers an area for off road parking leading to the integral garage. This has mature hedging, providing a natural border for the area.

Rear Garden

A private rear garden with a lawn and mature shrubs along the borders, providing an enclosed outdoor space. A paved area near the house is ideal for outdoor seating and entertaining.

Living Room

13'10" x 13'5" (4.22m x 4.08m)

This spacious living room, to the rear of the home, offers a bright and inviting atmosphere with large windows and French doors that open out to the garden.

Sitting Room

11'7" x 9'1" (3.52m x 2.78m)

Handy sitting room to the front of the property - which could be used as a further bedroom or home office, depending on requirements.

Kitchen

12'7" x 10'2" (3.83m x 3.09m)

Fitted kitchen to the rear of the home, with ample wall and floor units for storage. The kitchen benefits from an integral oven, hob and extractor fan, with a door accessing the garden.

Master Bedroom

16'4" x 12'1" (4.99m x 3.68m)

A bright and spacious master bedroom with a generous floor space. It benefits from dual wardrobes providing storage and an ensuite bathroom for added convenience and privacy.

Ensuite

7'6" x 5'5" (2.28m x 1.65m)

En-suite shower room to the master bedroom - with neutral suite - requires a degree of attention.

Bedroom 2

10'7" x 8'1" (3.23m x 2.47m)

Good sized double bedroom.

Bedroom 3

8'11" x 8'10" (2.72m x 2.68m)

Bedroom benefiting from fitted storage.

Bedroom 4

10'5" x 7'0" (3.17m x 2.13m)

Bathroom

7'5" x 5'6" (2.26m x 1.67m)

Family bathroom with neutral suite.

Hunters are now in receipt of an offer for the sum of £250,000 for 1 Maple Close.

Anyone wishing to place an offer on the property should contact Hunters, 241-243 Ashby High Street, 01724 700000 before exchange of contracts.

Due to the circumstances of the sale, the vendors are only interested in buyers who are able to proceed immediately with no chain.

This great family home - offers a fantastic opportunity for a spacious family home in the popular village of Messingham. This attractive property, which is being offered with no onward chain, briefly comprises; a generous lounge, fitted kitchen, ground floor wc and a further reception room / bedroom 5. To the first floor there are four bedrooms - the master of which is en-suite, and a family bathroom. To the front of the home there is a driveway, with off road parking, leadign to the integral garage. To the rear of the home there is a garden, which is predominantly laid to lawn, with a patio seating area. In addition to this the home benefits from a gas central heatign system and double glazing. "All services/appliances have not, and will not be tested." This spacious property, which needs a little tlc throughout, is located in the village of Messingham, close to local schools, amenities and bus routes. Also within the village there are several individual shops and pubs/ restaurants. Viewing recommended!



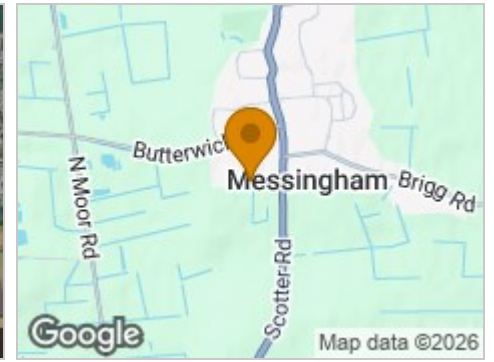
Road Map



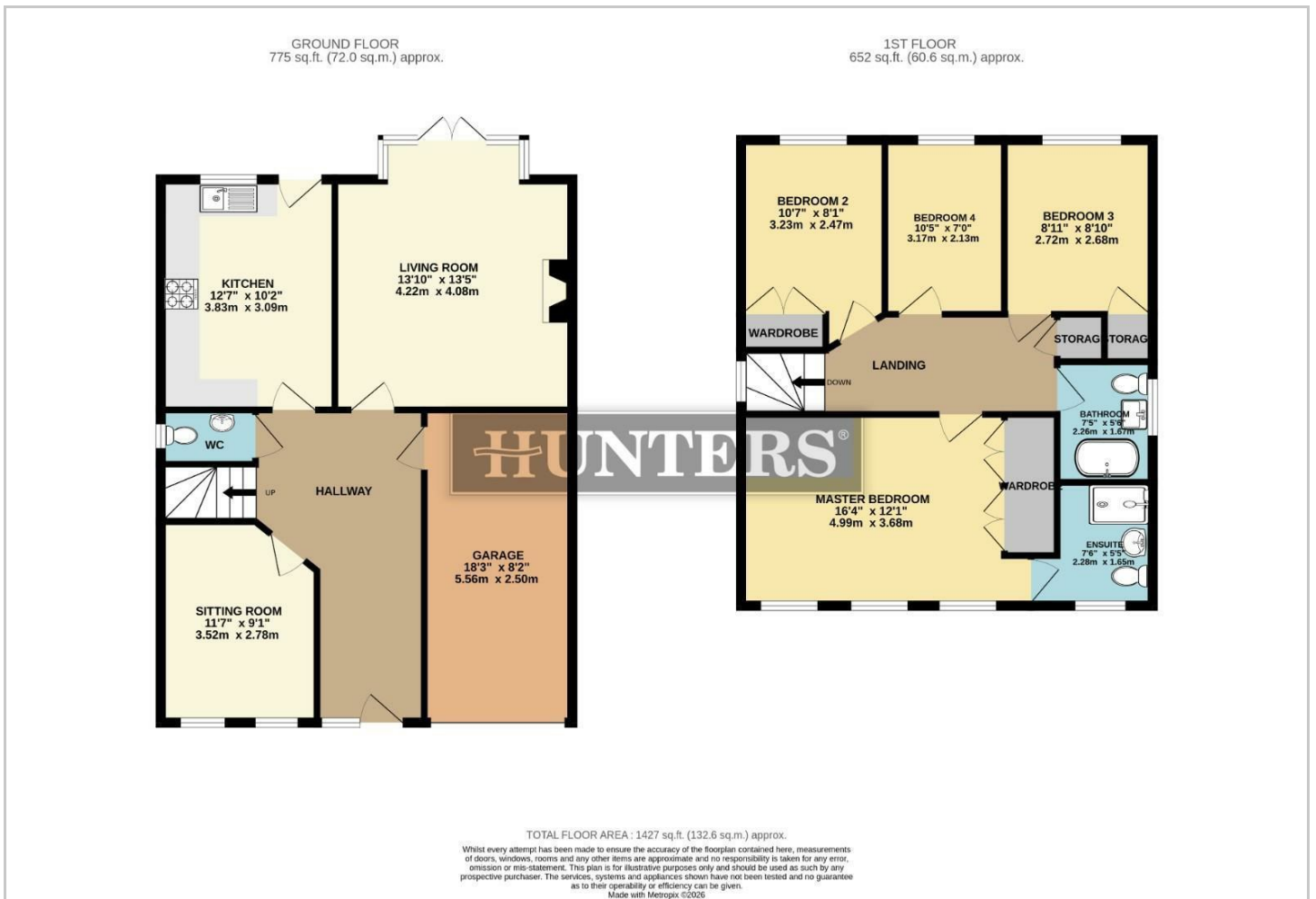
Hybrid Map



Terrain Map



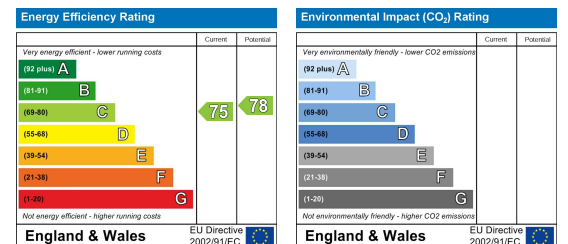
Floor Plan



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.