

HUNTERS®

HERE TO GET *you* THERE



Maple Close

Messingham, Scunthorpe, DN17 3UQ

Offers In The Region Of £285,000



Council Tax: D



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Front

Attractive front to the property, with a driveway offering off-road parking for several vehicles - leading to the integral garage, benefiting from electrics.

Living Room

13'2" x 11'9" (4.01m x 3.57m)

This beautifully presented lounge is to the rear of the home, and offers a gas- burner fire and a bay window looking out into the garden.

Dining Room

11'0" x 9'1" (3.35m x 2.76m)

This well-proportioned dining room features polished wooden flooring.

Hallway

A bright hallway, featuring wood-effect flooring and neutral walls. The hallway connects naturally to the dining room, living room, kitchen, and downstairs WC,

WC

5'6" x 2'11" (1.69m x 0.88m)

Kitchen

13'2" x 9'4" (4.01m x 2.85m)

Modern, fitted kitchen with a solid wood worktop, ample wall and floor units for storage. The kitchen benefits from an integral double oven, hob, and extractor fan, The kitchen also has door accessing the garden.

Bathroom

7'8" x 5'2" (2.33m x 1.57m)

The bathroom is finished with striking black

marble-effect tiling on the walls and floor. It includes a white 3-piece suite.

Bedroom 1

11'4" x 10'7" (3.45m x 3.23m)

Bedroom 1 is a bright room with a large arched window. It features dual fitted wardrobes, offering ample storage and a peaceful space to rest.

Ensuite

5'5" x 5'0" (1.64m x 1.52m)

The ensuite is fitted with a shower, toilet, and wash basin.

Bedroom 2

10'7" x 9'8" (3.23m x 2.94m)

Bedroom 2 is a well-sized double room with wood-effect flooring, creating a warm and practical space.

Bedroom 3

10'7" x 9'8" (3.23m x 2.94m)

Bedroom 3 mirrors Bedroom 2 in size and layout, also offering a bright space with a generous window and wood-effect flooring.

Bedroom 4

9'4" x 8'11" (2.85m x 2.71m)

Bedroom 4 is currently being used as a dressing room

Rear Garden

The rear garden is a delightful outdoor space featuring a lawn, mature trees, and several seating areas including a covered wooden gazebo, bar and a shed with mirrored windows. It opens onto peaceful countryside views, providing a private and tranquil setting to enjoy the outdoors.



Road Map



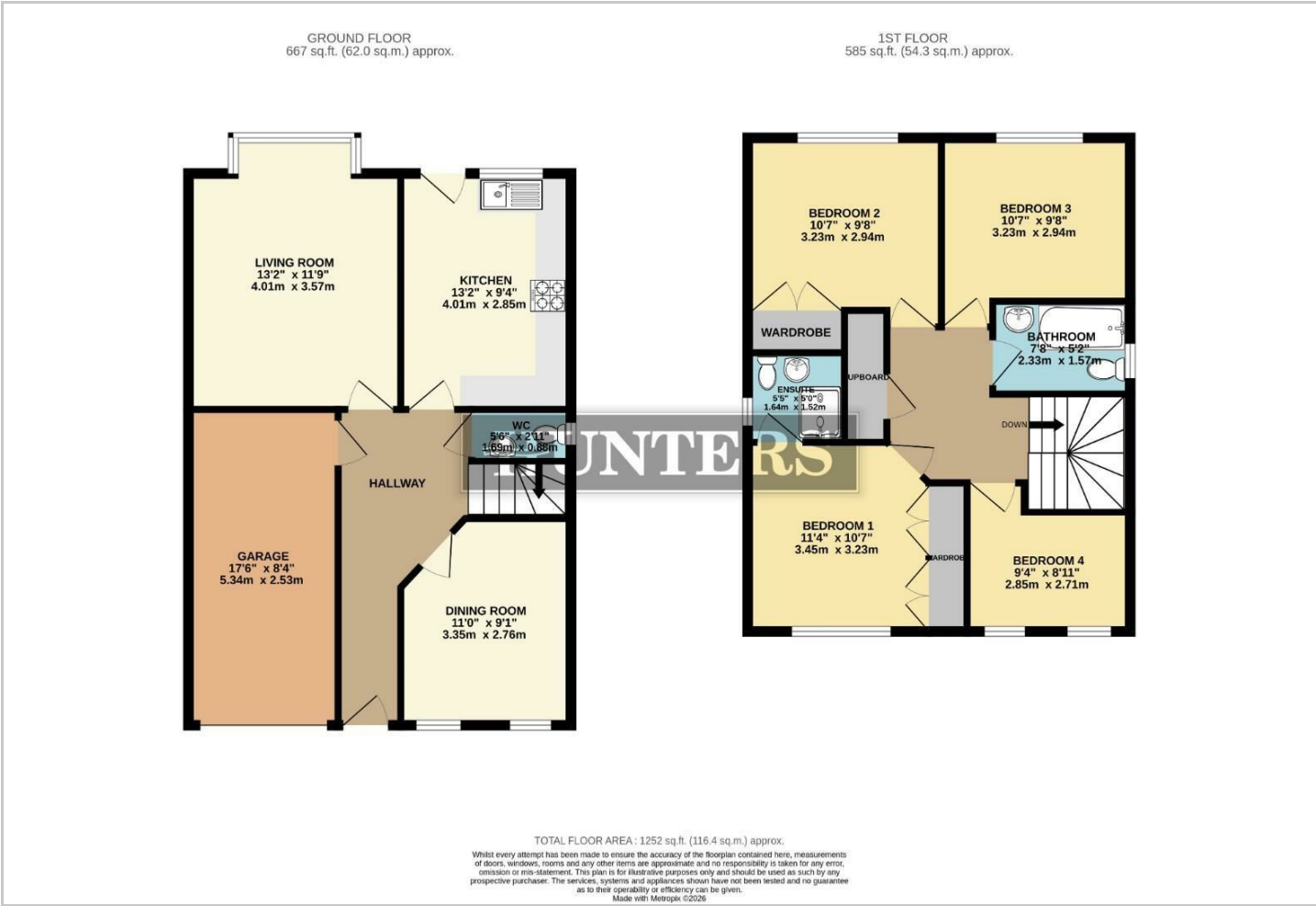
Hybrid Map



Terrain Map



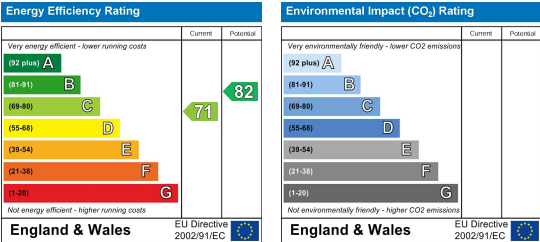
Floor Plan



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.