

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Messingham Road

Scunthorpe, DN17 2LL

Offers In The Region Of £155,000



Council Tax: A



# 45 Messingham Road

Scunthorpe, DN17 2LL

Offers In The Region Of £155,000



## Front

Front of the home, which offers a good sized driveway, with off road parking for several vehicles.

## Garden

Large garden to the rear, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with fencing and mature hedging, offering a degree of privacy to the area.

## Reception Room 2

11'10" x 11'10" (3.61m x 3.62m)

Generous second reception room, leading through to the kitchen.

## Reception Room

11'10" x 11'9" (3.62m x 3.59m)

Good sized reception room to the front aspect of the home.

## Fitted Kitchen

7'5" x 15'5" (2.27m x 4.71m)

Fitted kitchen to the rear of the home, with ample wall and base units for storage.

## Ground Floor wc

## Bedroom 1

11'10" x 12'4" (3.62m x 3.77m)

Good sized double bedroom to the front aspect of the home.

## Bedroom 2

8'9" x 11'10" (2.67m x 3.61m)

Double bedroom toward the rear of the home.

## Bedroom 3

7'6" x 9'9" (2.29m x 2.98m)

Good sized third bedroom to the rear of the home.

## Bathroom

Fully tiled bathroom, with neutral suite and walk in shower.

This deceptively spacious first time buyer / family home, briefly comprises; two good sized reception rooms, fitted kitchen, ground floor shower room, three bedrooms and a bathroom. To the front of the home there is a driveway, offering ample off road parking for several vehicles. To the rear of the property there a garage and a large garden, which is predominantly laid to lawn, with patio seating area. In addition to this the home benefits from a gas central heating system, garage and double glazing.

This great family home is located centrally, close to local schools, amenities and bus routes. Also nearby there is Ashby High Street, offering a variety of individual shops and restaurants. Viewing recommended!



## Road Map



## Hybrid Map



## Terrain Map



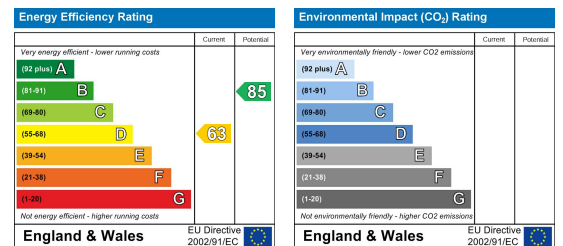
## Floor Plan



## 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.