



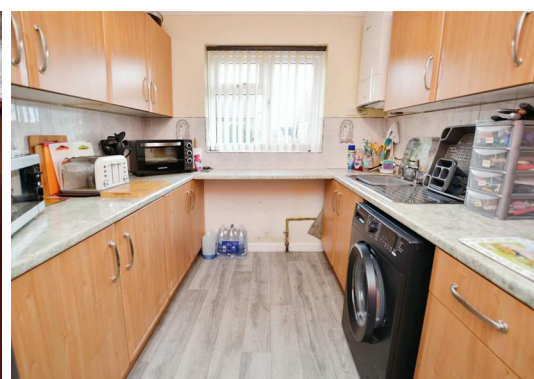
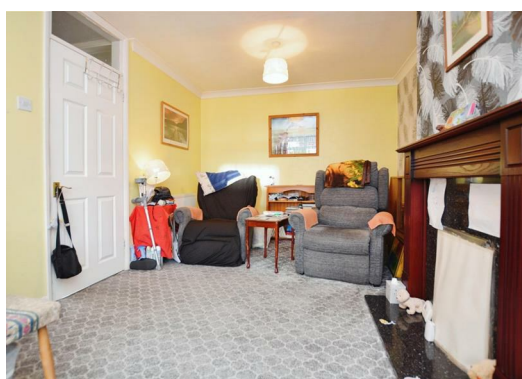
**3 Hall View, Scunthorpe  
DN17 3TD  
£138,500**

**\*\* PURCHASED WITH NO CHAIN \*\*\* VILLAGE LOCATION \*\***

Brought to the market by Bella Properties, is this two-bedroom semi-detached bungalow in the always popular village of Messingham. Ideal for a couple, or sole occupant, this property is deceptively spacious inside and out with ample off-road parking, private rear garden, garage and is situated close to many local village amenities as well as good transport links to Scunthorpe and further afield.

This home benefits from being disabled friendly. Viewings come highly recommended to appreciate this lovely property.

The property itself briefly comprises of the hallway, living room, kitchen, two bedrooms and bathroom. Externally there are low-maintenance gardens to front and the rear, off road parking and garage with attached workshop and additional storage.



### Entrance

Entrance to the property is a wheelchair ramp access to the side door into the kitchen.

### Hallway

Internal doors lead into the living room, kitchen, two bedrooms and bathroom.

### Living Room

17'10" x 10'2" (5.45 x 3.12)

uPVC bay window to front aspect, carpeted, two radiators and coving to ceiling.

### Kitchen

11'10" x 7'10" (3.62 x 2.40)

uPVC window to front aspect, vinyl flooring with coving to ceiling. A variety of base height and wall mounted units with complementary counters and tiled splashback. Integrated sink and drainer with space for plumbing and white goods. Internal door leads into the living room and external door to the side.

### Bedroom One

11'11" x 10'2" (3.64 x 3.12)

uPVC window to rear aspect, carpeted, radiator and coving to ceiling.

### Bedroom Two

8'10" x 7'10" (2.70 x 2.40)

External uPVC door to the rear garden, carpeted, radiator and coving to ceiling.

### Bathroom

8'5" x 4'9" (2.59 x 1.46)

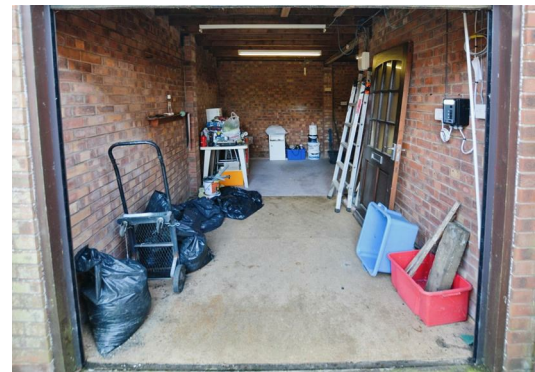
uPVC window to side aspect, tiled flooring and splashback with coving to ceiling. Three piece suite comprising toilet, vanity unit with inset sink and disabled bath with shower over.

### External

To the front of the property is a low-maintenance paved driveway for multiple vehicle's and to the side driveway leads to the detached garage with electric roller-up door. To the rear is a non-overlooked private garden with access to the garage with attached workshop and additional storage.

### Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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