



15 Ingleby Road
Messingham, DN17 3SS
£199,950

Bella
properties

Sold with no forward chain for ease of purchase, Bella Properties welcomes to the market this delightful two bedroom detached bungalow located on Ingleby Road, in the always sought after village of Messingham, Scunthorpe. Absolutely ideal for a couple of sole occupant looking to downsize, this home has been well maintained throughout and briefly comprises the entrance hallway, living room, kitchen, two good sized bedrooms and bathroom. Externally, there is off road parking, a gravelled garden to the front of the property and a good sized lawned garden to the rear.

Close to local amenities including shops, restaurants, pubs, doctors surgery and transport links to a little further afield, viewings are now available on this lovely bungalow!



Hallway

Entrance to the property is via the uPVC door and into the hallway. Carpeted with coving to the ceiling, central heating radiator and internal doors leading to the kitchen, living room, two bedrooms and bathroom.

Living Room 11'5" x 18'5" (3.48 x 5.62)

Carpeted with coving to the ceiling, two central heating radiators, electric fireplace set on marble and wood effect surround, and uPVC bay window facing to the front of the property.

Kitchen 10'1" x 9'8" (3.09 x 2.97)

Vinyl effect tiled flooring, central heating radiator and uPVC window and door facing to the side of the property. Base height and wall mounted units with marble counter tops, tiled splashbacks, integrated sink and drainer and space and plumbing for white goods.

Bedroom One 14'8" x 11'5" (4.48 x 3.49)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property.

Bedroom Two 10'7" x 13'6" (3.25 x 4.14)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property.

Bathroom 7'5" x 7'5" (2.27 x 2.28)

Carpeted with tiled walls, central heating radiator and uPVC window facing to the side of the property. A three piece suite consisting of shower, toilet and sink with vanity unit.

External

To the front of the property is a low maintenance gravelled garden with a driveway offering off road parking for multiple vehicles. The driveway leads to the rear garden where you will find a garden which is laid to lawn with established shrubs and borders, wooden summer house, and wooden shed for outdoor storage.

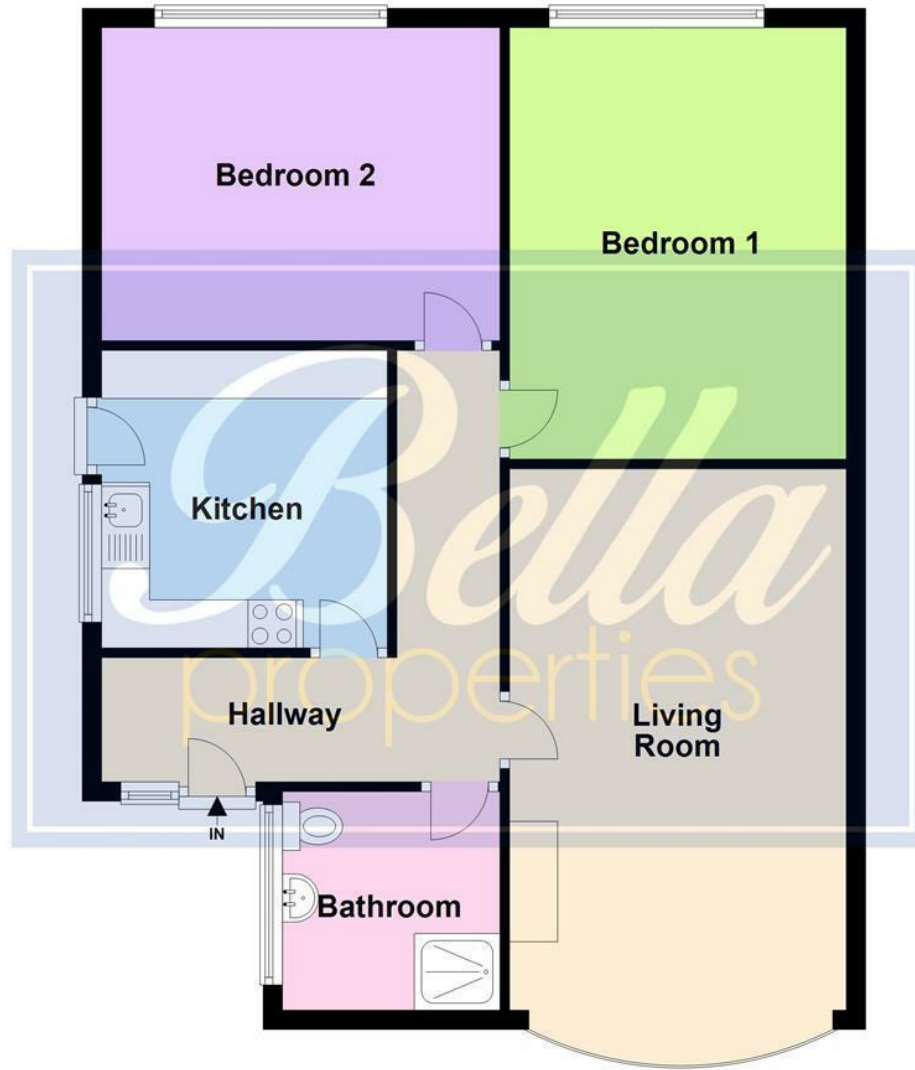
Disclaimer

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Floor Plan



Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(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 (CO₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	