



54 Leaburn Road
Messingham, DN17 3SR
£314,995

Bella
properties

Bella Properties are pleased to present for sale this charming four bedroom detached house located in the sought after village of Messingham with local village amenities at your doorstep. Set on a great sized plot, this property is perfect for growing families with four great sized bedrooms, two with built in wardrobes and the master also benefitting from its own en-suite, two reception rooms, a utility, downstairs W/C and detached garage.

In a prime location, this home is located close to Messingham's many amenities including schools, shops, restaurants, doctors surgery and parks. In summary, the location, the amenities, and the spacious interiors make this home an ideal place to grow, live, and create beautiful memories. Viewings are now available and come highly recommended to appreciate this lovely, family home!



Porch

Entrance to the property is via the front door and into the porch. Internal door leads to the dining room.

Dining Room 14'8" x 9'11" (4.48 x 3.04)

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

Kitchen 16'10" x 9'10" (5.14 x 3.01)

Vinyl effect tiled flooring with coving to the ceiling, spotlights, central heating radiator and uPVC window facing to the front of the property. Base height and wall mounted units with wooden counter tops and breakfast bar, tiled splashbacks, integrated oven and induction hob, integrated dishwasher, integrated sink and drainer and space and plumbing for white goods.

Hallway

Entrance from the dining room. Carpeted with coving to the ceiling, central heating radiator and internal doors leading to the W/C, utility and living room. Carpeted stairs lead to the first floor accommodation.

Living Room 17'10" x 12'8" (5.46 x 3.88)

Vinyl effect wood flooring with coving to the ceiling, two central heating radiators and fireplace set on wood effect surround. uPVC window and sliding doors lead to the rear garden.

Utility Room 8'4" x 6'8" (2.56 x 2.04)

Base height units with integrated sink and drainer and space and plumbing for white goods. uPVC window faces to the rear of the property and external door leads to the rear garden.

Downstairs WC

Downstairs W/C with uPVC window facing to the side of the property.

Landing

Carpeted with central heating radiator, uPVC window facing to the side of the property and internal doors leading to all four bedrooms and family bathroom.

Master Bedroom 12'2" x 11'11" (3.73 x 3.64)

Carpeted with coving to the ceiling, central heating radiator,

built in wardrobe and two uPVC windows facing to the front of the front of the property. Internal door leads to the en-suite.

En Suite 9'1" x 4'7" (2.77 x 1.40)

Wooden flooring with central heating radiator and uPVC window facing to the side of the property. A three piece suite consisting of shower cubicle, sink and toilet.

Bedroom Two 12'3" x 10'2" (3.74 x 3.10)

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

Bedroom Three 12'5" x 7'10" (3.79 x 2.40)

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

Bedroom Four 12'4" x 6'6" (3.78 x 2.00)

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

Family Bathroom 9'3" x 7'10" (2.84 x 2.41)

Tiled flooring with coving to the ceiling, central heating radiator and uPVC window facing to the side of the property. A three piece suite consisting of bathtub, sink and toilet. Includes built in storage.

Externally

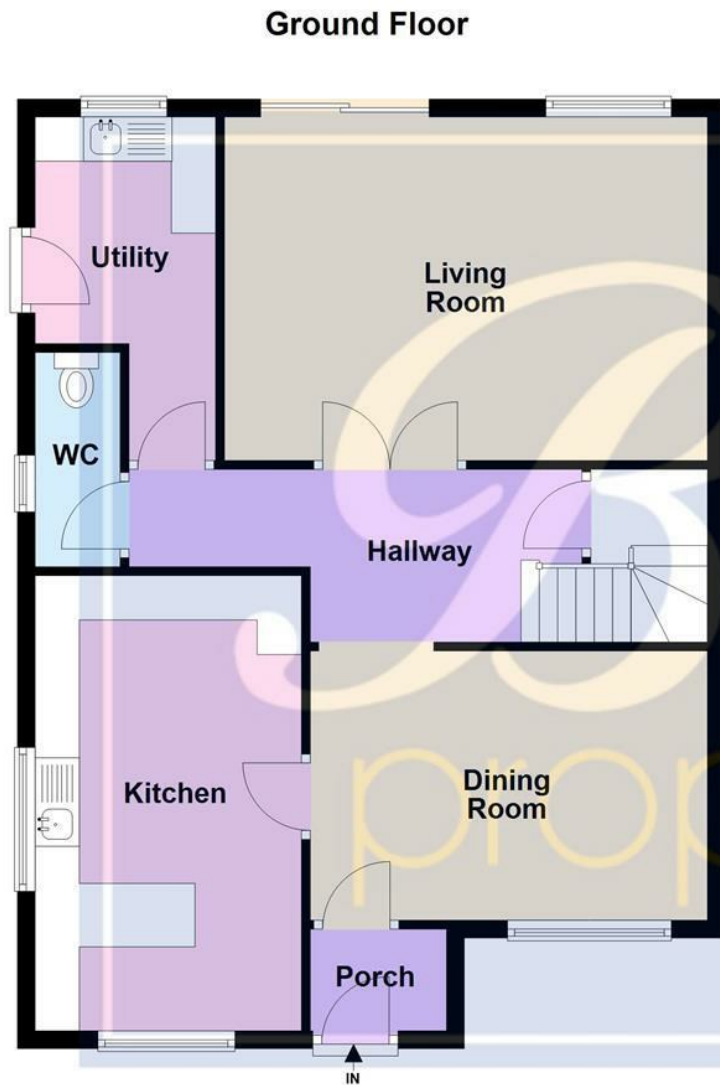
To the front of the property is a lawned garden with a driveway offering off road parking. The driveway leads to the detached, brick built garage and rear garden. The rear garden is also mainly laid to lawn with decking areas, ideal for entertaining.

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.







Total area: approx. 149.8 sq. metres

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			72
(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 (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(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	