



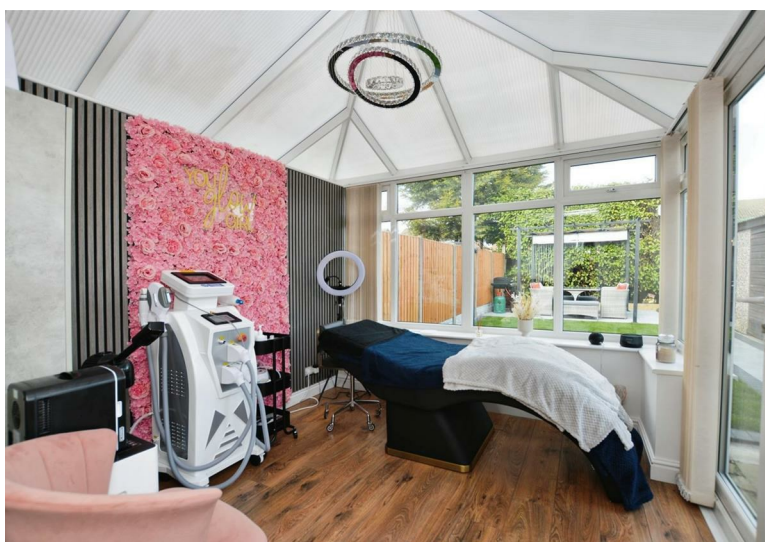
7 Knightsbridge Road
Messingham, DN17 3RA
£180,000

Bella
properties

This immaculately presented three bedroom semi detached home is currently listed for sale with Bella Properties. An ideal choice for both families and first time buyers, this property boasts three good size bedrooms, two reception rooms with beautiful, modern décor throughout.

As you step into the house, you will be welcomed by the warmth and comfort that this home has to offer. The layout briefly comprises the entrance hallway, spacious lounge/diner, kitchen and conservatory on the ground floor, with the landing, three bedrooms and family bathroom to the first floor. Externally, there is off street parking to the front of the property, with a detached garage to the rear with a lawned garden with patio area for entertaining.

Situated in a location that offers nearby schools and local amenities, this property not only provides a comfortable living space but also convenience. Contact us now to arrange a viewing!



Hallway 11'1" x 6'0" (3.38 x 1.84)

Entrance to the property is via the front door and into the hallway. Tiled flooring with coving to the ceiling, central heating radiator and internal doors leading to the lounge/diner and kitchen. Carpeted stairs lead to the first floor accommodation.

Lounge/Diner 21'11" x 12'8" (6.7 x 3.88)

Carpeted with coving to the ceiling, two central heating radiators and uPVC window facing to the front of the property. Includes built in storage in dining area and uPVC sliding doors lead to the conservatory.

Kitchen 10'6" x 9'2" (3.22 x 2.8)

Tiled flooring with central heating radiator and uPVC window facing to the rear of the property. A beautiful, modern kitchen unit with base height and wall mounted units, complimentary counter tops, integrated oven, hob and overhead extractor fan, and space and plumbing for white goods.

Conservatory 9'1" x 8'7" (2.78 x 2.62)

Wooden flooring with under floor heating and uPVC windows and doors to the rear garden.

Landing 6'5" x 6'1" (1.97 x 1.86)

Carpeted with coving to the ceiling and internal doors leading to all three bedrooms, storage cupboard and family bathroom.

Bedroom One 10'7" x 10'5" (3.25 x 3.2)

Carpeted with central heating radiator, built in storage and uPVC window facing to the front of the property.

Bedroom Two 9'4" x 10'7" (2.85 x 3.25)

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

Bedroom Three 8'4" x 8'6" (2.56 x 2.6)

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

Bathroom 6'3" x 7'10" (1.93 x 2.4)

Vinyl effect tiled flooring with tiled walls, heated towel rail and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub with overhead shower, sink with vanity unit and toilet.

External

To the front of the property is a low maintenance gravelled garden with a driveway offering off street parking. The driveway leads down the side of the property to the detached garage and rear garden. The rear garden is beautifully presented and laid to lawn with patio area, perfect for hosting.

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.





Ground Floor



Total area: approx. 88.7 sq. metres (954.9 sq. feet)

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, independant 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		86
(81-91) B		
(69-80) C	71	
(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		
(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