



51 Brigg Road  
Messingham, DN17 3QX  
£250,000

*Bella*  
properties

Located in the sought after village of Messingham, we are now marketing for sale this fantastic opportunity to purchase this great family home! Sure to have widespread appeal, this home benefits from a large extension offering a spacious, open plan, living, dining and kitchen area to the rear of the home, a fourth bedroom on the ground floor with its own dressing room, a downstairs shower room and utility, as well as three bedrooms to the first floor and a family bathroom. Externally, there is plenty of off road parking to the front of the property on a block paved driveway, and a well presented garden to the rear, ideal for entertaining.

Close to local amenities including schools, restaurants, shops and transport links, viewings are available straight away. Call us now to avoid disappointment!



**Hallway** 11'3" x 6'5" (3.45 x 1.96)

Entrance to the property is via the front uPVC door and into the hallway. Vinyl effect wood flooring with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

**Living Room** 13'3" x 12'6" (4.06 x 3.83)

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

**Lounge/Diner** 10'10" 19'2" (3.31 5.86)

A beautiful, open plan lounge/dining and kitchen area. Tiled flooring with central heating radiator, spotlights and internal door leading to under stairs storage cupboard.

**Kitchen** 8'5" x 19'7" (2.58 x 5.99)

Tiled flooring with central heating radiator, spotlights, two Velux windows, further uPVC window facing to the rear of the property and uPVC French doors leading to the rear garden. A stunning modern kitchen with base height and wall mounted units, complimentary counter tops and splashbacks, breakfast bar and integrated appliances. The kitchen leads to the utility room.

**Utility** 7'2" x 8'1" (2.19 x 2.47)

Tiled flooring with uPVC window facing to the rear of the property. Base height units with counter tops and splashbacks, integrated sink and drainer and space and plumbing for white goods.

**Bedroom Four** 11'4" x 8'6" (3.47 x 2.6)

Carpeted with central heating radiator, spotlights and uPVC window faces to the front of the property.

**Dressing Room** 7'6" x 8'6" (2.3 x 2.6)

Following on from Bedroom Four, dressing area which is fully carpeted throughout.

**Shower Room** 6'3" x 8'6" (1.92 x 2.6)

Tiled flooring with tiled walls and heated towel rail. A three piece suite consisting of wet room shower, sink with vanity unit and toilet.

**Landing** 11'2" x 7'2" (3.42 x 2.19)

Carpeted with coving to the ceiling and uPVC window facing to the side of the property. Internal doors lead to all three bedrooms and bathroom.

**Bedroom One** 12'4" x 11'11" (3.77 x 3.65)

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

**Bedroom Two** 11'6" x 11'11" (3.51 x 3.65)

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

**Bedroom Three** 7'3" x 7'2" (2.21 x 2.19)

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

**Bathroom** 5'4" x 7'1" (1.65 x 2.17)

Vinyl effect wooden flooring with tiled walls, central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub, toilet and sink.

**External**

Sat on a great sized plot, the front of the property comes with a block paved driveway offering ample off road parking. To the rear is a beautifully presented garden with Astroturf, patio seating area and wooden storage shed.

**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. 131.1 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) <b>A</b>                                              |  |                                                                                     | <b>84</b> |
| (81-91) <b>B</b>                                                |  |                                                                                     |           |
| (69-80) <b>C</b>                                                |  | <b>72</b>                                                                           |           |
| (55-68) <b>D</b>                                                |  |                                                                                     |           |
| (39-54) <b>E</b>                                                |  |                                                                                     |           |
| (21-38) <b>F</b>                                                |  |                                                                                     |           |
| (1-20) <b>G</b>                                                 |  |                                                                                     |           |
| Not energy efficient - higher running costs                     |  |                                                                                     |           |
| <b>England &amp; Wales</b>                                      |  | 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) <b>A</b>                                              |  |                                                                                     |           |
| (81-91) <b>B</b>                                                |  |                                                                                     |           |
| (69-80) <b>C</b>                                                |  |                                                                                     |           |
| (55-68) <b>D</b>                                                |  |                                                                                     |           |
| (39-54) <b>E</b>                                                |  |                                                                                     |           |
| (21-38) <b>F</b>                                                |  |                                                                                     |           |
| (1-20) <b>G</b>                                                 |  |                                                                                     |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                                                                                     |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC                                                             |           |