



Dovedale Northfield Road  
Messingham, DN17 3SQ  
Offers Over £150,000

*Bella*  
properties



**A great project for any buyer, welcome to Dovedale, Northfield Road in the always popular village of Messingham. With open field views and filled with heaps of potential, this property is set on a great sized plot and is sure to have widespread appeal. With renovations required, this home is ready for any buyer to strip back and make their own.**

**The property briefly comprises of the entrance hallway, living room, dining room, kitchen, utility, bedroom and bathroom to the ground floor. To the first floor, is the landing and two further bedrooms. Externally, there is a lawned garden to the front and side of the property with ample space to the front and rear for off road parking with a huge workshop to the rear measuring 5.5m x 7.62m.**

**Viewings are now available on this property by appointment only.**



Hallway	5'10" x 15'2" (1.79 x 4.63)
Living Room	12'0" x 12'0" (3.66 x 3.68)
Dining Room	10'0" x 12'1" (3.05 x 3.7)
Kitchen	9'11" x 10'6" (3.04 x 3.22)
Utility	7'1" x 7'1" (2.16 x 2.16)
Bedroom Three	9'7" x 12'0" (2.94 x 3.67)
Bathroom	6'9" x 4'11" (2.07 x 1.51)
Landing	
Bedroom Two	11'11" x 11'2" (3.65 x 3.42)
Bedroom Three	11'3" x 8'7" (3.45 x 2.62)
Workshop	18'0" x 24'11" (5.5m x 7.62m)

External

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.



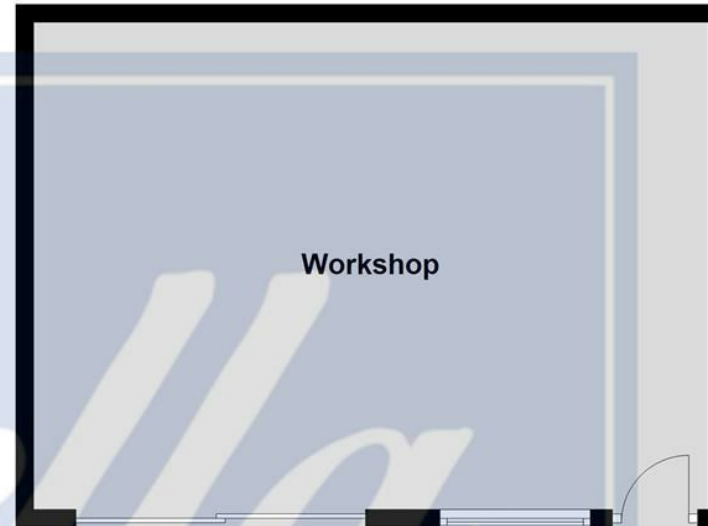




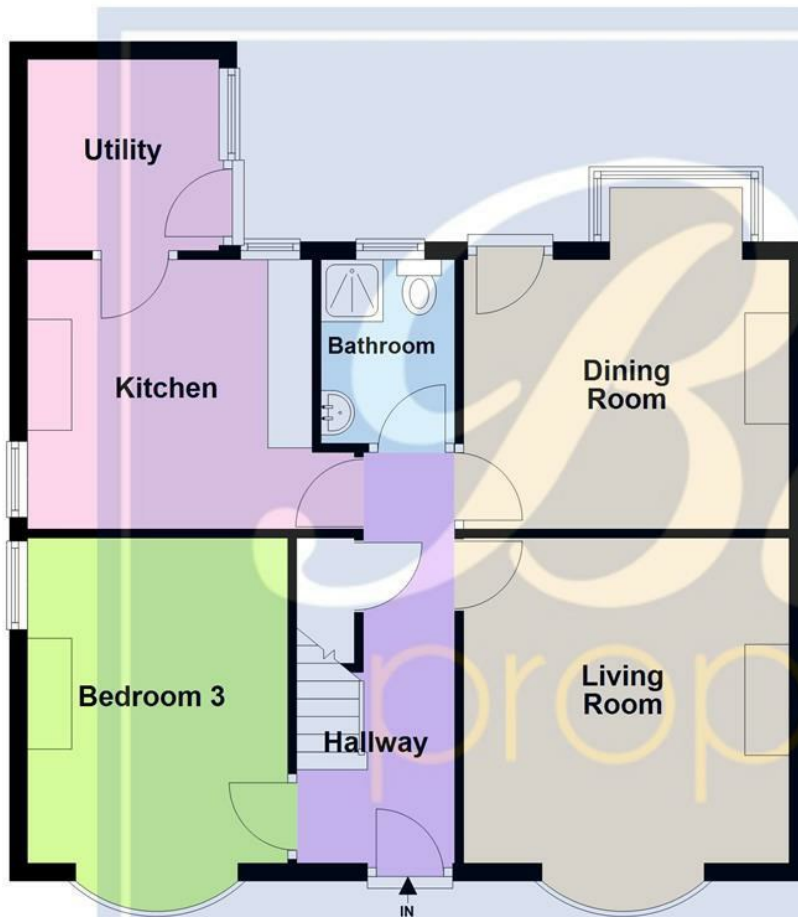




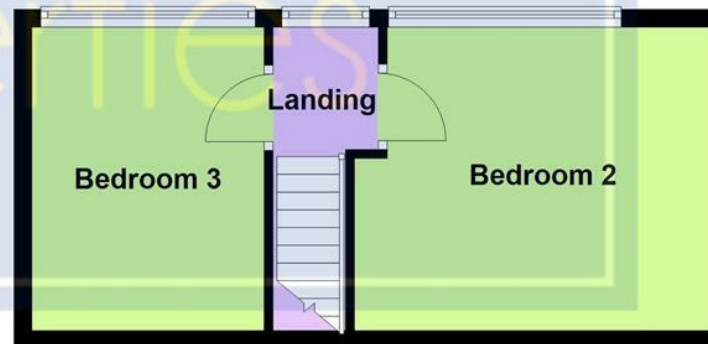
## Basement



## Ground Floor



## First Floor



Total area: approx. 136.1 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) A		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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