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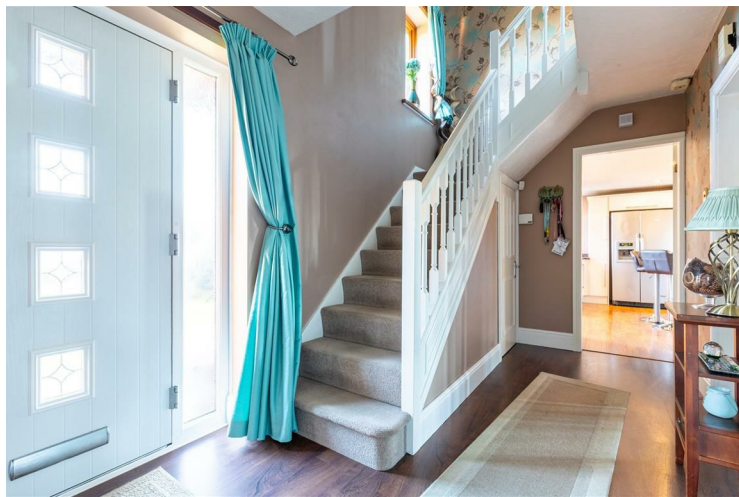
20 Highgrove, Messingham, Scunthorpe, DN17 3RL

£325,000

Fantastic opportunity to own an immaculately presented detached family home on a quiet cul de sac in the ever popular village of Messingham. Well maintained throughout, the ground floor of the property comprises of an entrance hall, neutral kitchen with breakfast bar, good size lounge diner, utility room and a downstairs W.C. It also has a really lovely sun room that opens up on to a smartly done composite decking area with built in lighting and overlooks the rear, very private South

West facing garden. Upstairs the property comprises of three double bedrooms off a galleried landing and a family bathroom, whilst outside at the front of the property there is a single integral garage and off road parking for a few cars. The property also benefits from a combination boiler installed 2 years ago, along with Hive controlled heating. Viewings are available now, so give us a call to book in!

Entrance Hall 7'5" x 13'3" (2.27 x 4.05)



First Floor Landing 9'5" x 8'1" (2.88 x 2.47)

Bedroom One 10'8" x 12'10" (3.27 x 3.93)



Bedroom Two 10'8" x 12'3" (3.27 x 3.74)



Kitchen 13'8" x 14'6" (4.18 x 4.42)



Bedroom Three 13'8" x 8'9" (4.18 x 2.69)



Lounge Diner 13'8" x 25'10" (4.17 x 7.88)



Sun Room 9'2" x 11'1" (2.81 x 3.40)



Family Bathroom 9'5" x 8'1" (2.88 x 2.48)



Utility Room 6'11" x 5'1" (2.12 x 1.57)

Downstairs W.C.



Family bathroom with jacuzzi bath and electric underfloor heating.

Garage 18'8" x 9'4" (5.70 x 2.85)

Integral garage with electric rollerdoor.

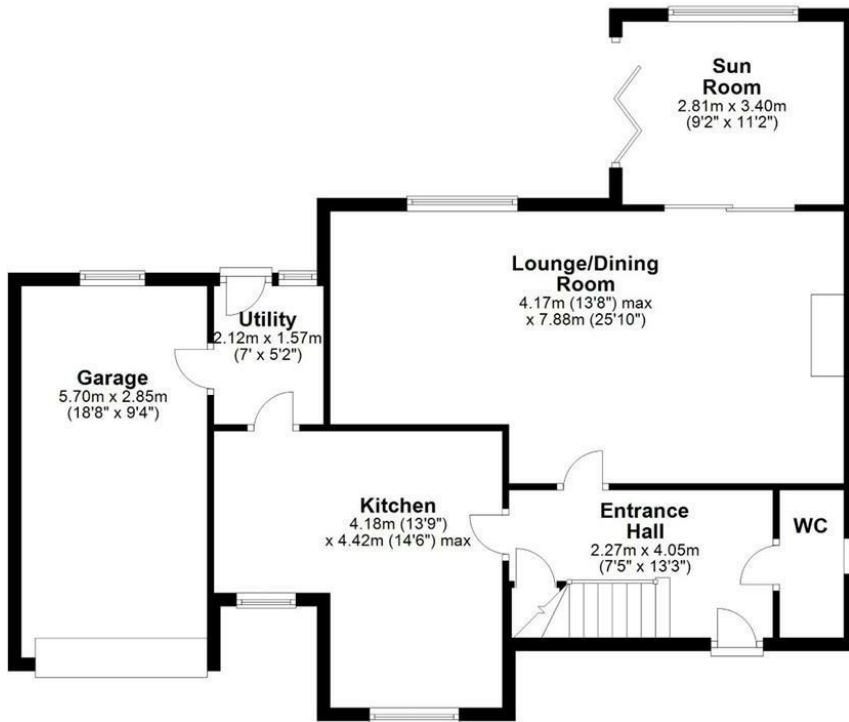
Outside



Floor Plan

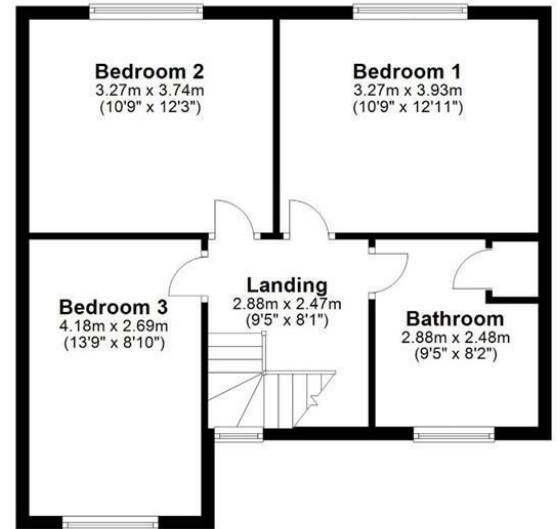
Ground Floor

Approx. 88.5 sq. metres (952.8 sq. feet)



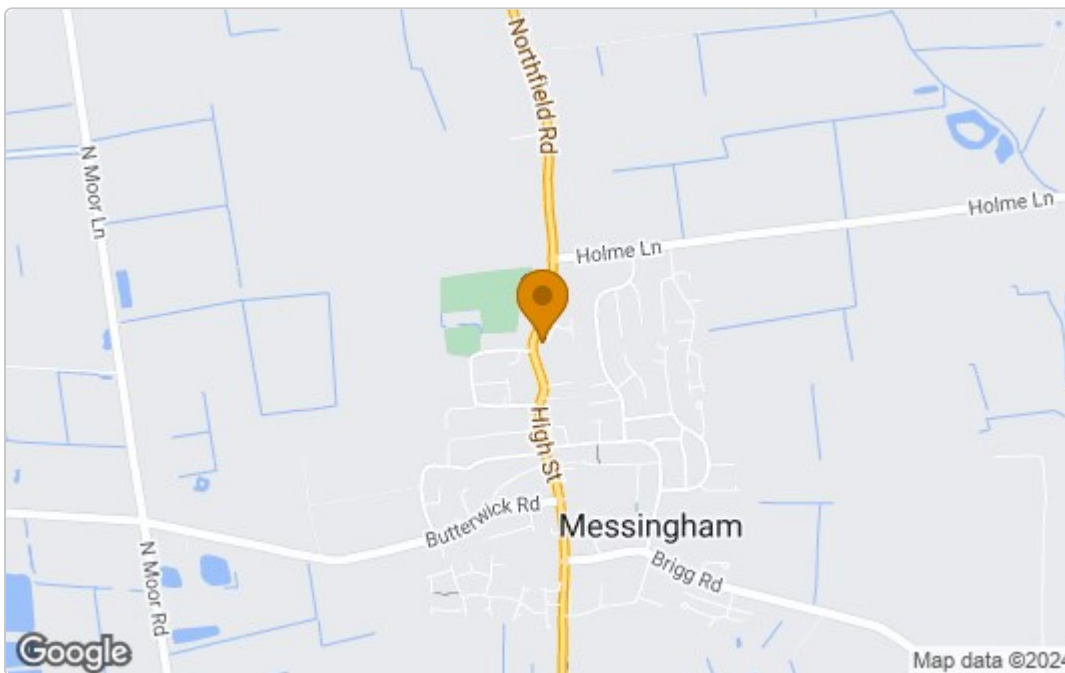
First Floor

Approx. 52.3 sq. metres (562.7 sq. feet)



Total area: approx. 140.8 sq. metres (1515.5 sq. feet)

Area Map



Energy Efficiency Graph

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		
	68	79
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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