



2 Northfield Road, Scunthorpe, DN17 3SA

£200,000

Extended three bedroom semi detached house in the popular village of Messingham, the plot is excellent with a private south west facing rear garden and ample parking at the front of this traditional bay fronted home. Downstairs the property consists of a forward facing lounge with bay window, dining room and a generous kitchen diner across the back of the property, there's also a utility and downstairs W.C. Upstairs there are three bedrooms two of which are great doubles and a modern family bathroom. Outside there is a rear garden laid with turf and a patio area. Available for viewings now please call the office to book your appointment!

Entrance Hall

Downstairs W.C

Lounge 9'10" x 11'8" (3.02 x 3.58)



Bedroom Two 9'11" x 11'8" (3.04 x 3.56)



Bedroom Three 5'4" x 6'4" (1.63 x 1.94)

Family bathroom 7'11" x 7'4" (2.43 x 2.26)

Dining room 12'10" x 10'5" (3.92 x 3.20)



Outside

Utility 8'0" x 7'4" (2.44 x 2.24)

kitchen diner 11'5" x 17'6" (3.49 x 5.35)



First floor landing

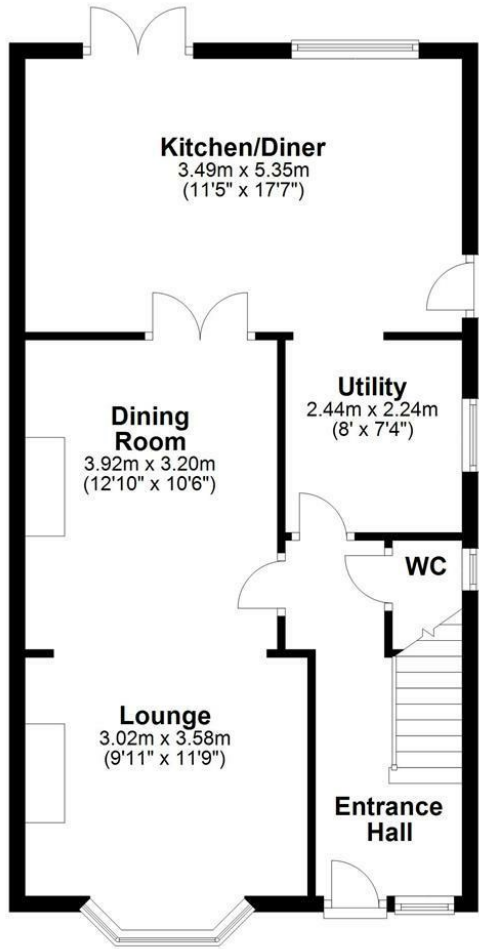
Bedroom One 12'10" x 10'5" (3.92 x 3.20)



Floor Plan

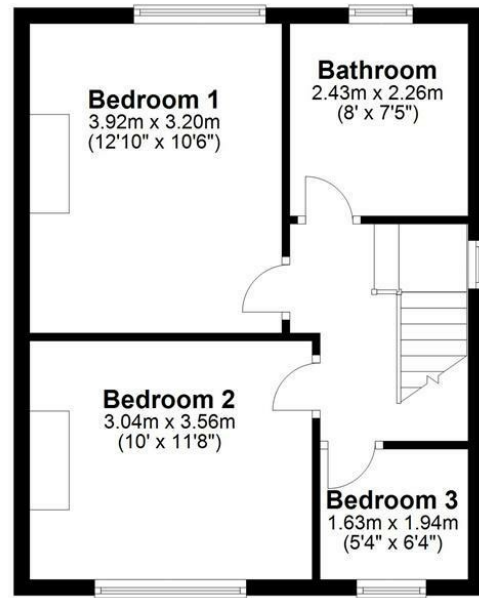
Ground Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



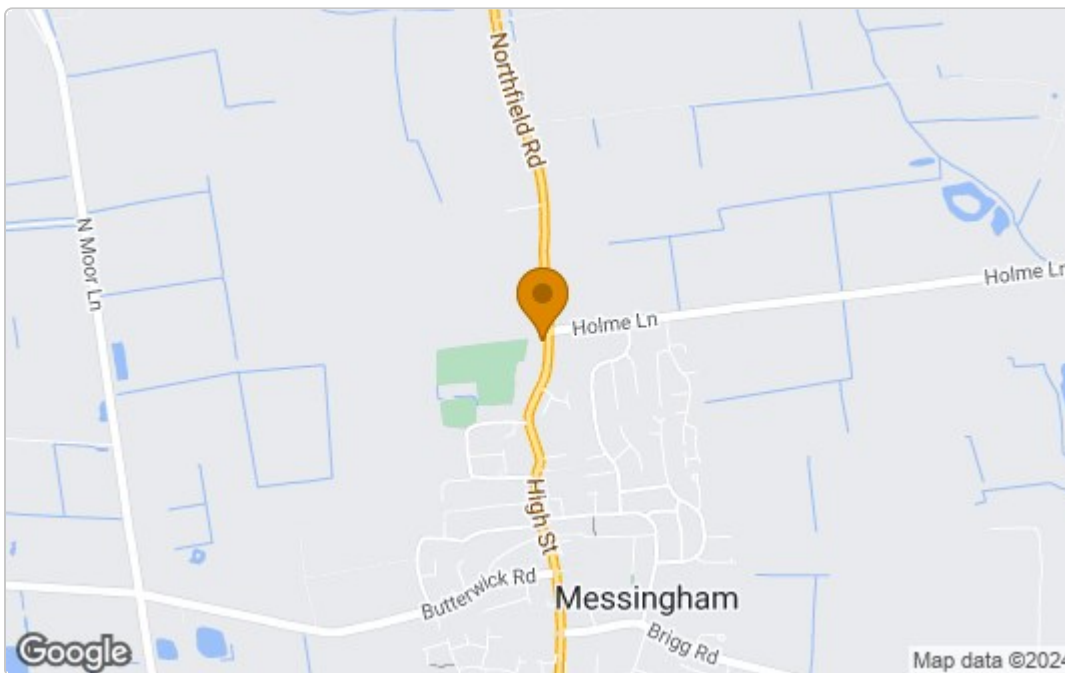
First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 97.3 sq. metres (1047.8 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

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