CADE









315 Messingham Road, Scunthorpe, DN17 2QZ

£179,950

In a great location and within great school catchments is this ready to move in to two bed semi detached house that is neutrally decorated throughout perfect for first time buyers or young families.

To the ground floor the property comprises of an entrance, spacious lounge and an open plan kitchen diner with a downstairs modern four piece family bathroom, there is also a small conservatory/porch area. To the first floor there are two double bedrooms both with their own modern en suites. Outside there is a great size rear garden mainly laid with turf, garage and off road parking to the front for a couple of vehicles. Available for viewings now please call the office to book your appointment.

Lounge $17'4" \times 12'6" (5.29 \times 3.82)$





Kitchen/Diner $15'9" \times 8'6" (4.82 \times 2.60)$







Bedroom one 13'9" x 11'10" (4.21 x 3.62)





Bedroom two 12'6" x 10'7" (3.82 x 3.24)





Bathroom $9'9" \times 6'9" (2.99 \times 2.06)$





Outside







Conservatory

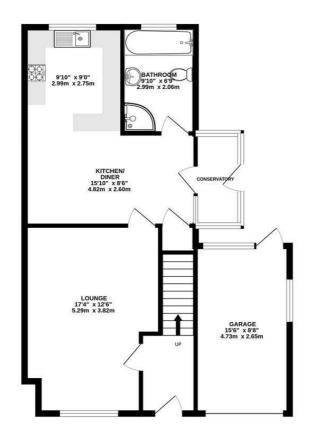
Garage 15'6" x 8'8" (4.73 x 2.65)

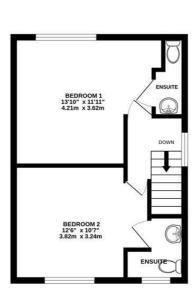
En Suite



Kitchen 9'9" x 9'0" (2.99 x 2.75)

GROUND FLOOR 731 sq.ft. (67.9 sq.m.) approx.





1ST FLOOR 355 sq.ft. (33.0 sq.m.) approx.

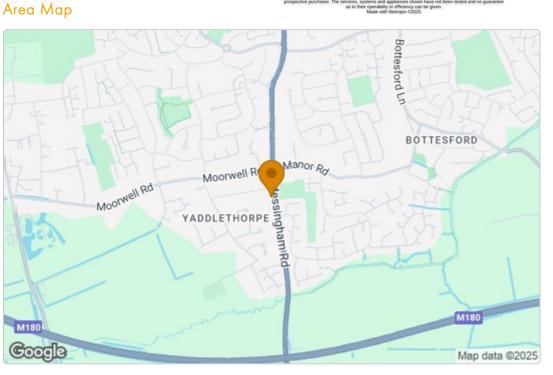
TOTAL FLOOR AREA: 1086 sq.ft. (100.9 sq.m.) approx

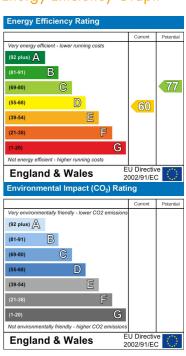
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarante as to their operations or efficiency can be given.

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Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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