



 2
Bedrooms

 2
Bathrooms



NO FORWARD CHAIN

Louise Oliver Properties proudly presents a spacious, detached bungalow nestled on a generous plot of approximately one-third of an acre. This remarkable property boasts a triple brick-built garage, single wood garage, wood store, double stables, and a workshop. Situated just a short 10-minute drive from both Scunthorpe and Scotter, with convenient routes to Gainsborough and Lincoln, its location is ideal. Nearby amenities in the village of Messingham include a Co-Operative store, hairdressers, pharmacy, and charming local eateries.

Upon entry, you are greeted by a welcoming reception hall adorned with dual aspect windows and a bay to the front, complemented by polished tile flooring. The lounge offers generous living space, bathed in natural light from its dual aspect windows and bay to the front, featuring an open coal fire and two internal openings leading to a secondary entryway. Two carpeted double bedrooms boast built-in furniture, while the bathroom showcases a spacious four-piece suite with a mains-fed shower unit, fully tiled walls, and a shower cubicle.

The heart of the home lies in the kitchen, accessible from both the hallway and rear porch, offering wood-fronted wall and base storage units, space for freestanding white goods, and built-in electric hob with an extractor unit overhead. Twin double ovens are nestled within an open brick feature. Adjacent to the kitchen is the sitting room, featuring a log burner on an open brick hearth and providing access to the loft room, which is fully boarded and illuminated by a rear aspect uPVC window. A conservatory at the rear of the sitting room offers a tranquil retreat with its full double glazed uPVC surround and access to the private rear garden.

A shower room, accessible via the rear porch, adds convenience. Externally, the property impresses with its expansive grounds, including a sweeping driveway leading to double gated entry, an established orchard, a large laid-to-lawn area, and private enclosed gardens with a sheltered patio. Additional features include a brick-built triple garage, double wood garage, and stables. With ample scope for further modernization and potential for extension, subject to planning permission, this property offers a unique opportunity for discerning buyers.

RECEPTION HALL *2.15m x 4.79m*

Large reception hall to entrance comprising of uPVC door to entrance, tiled flooring, radiator, front aspect bay uPVC window, and side aspect uPVC window, light to ceiling, and access to loft space.

LOUNGE / DINER *8.33m x 4.83m*

Generous front aspect lounge and diner boasting coal fire, dual aspect uPVC window with bay to front, four radiators, wood laminate flooring, single glazed serving hatch to kitchen, bay window overlooking hallway, and lights to ceiling.

KITCHEN *2.22m x 6.68m*

Kitchen comprises of Parquet flooring, wood fronted wall and base storage with glazed display cabinets, marble effect worktops, exposed wood beams to ceiling, twin double electric ovens and grills set to open brick surround with space for microwave, electric hob with extractor unit over, tiled splashback to water sensitive areas, space for freestanding under counter white goods, space for freestanding upright fridge freezer, twin stainless steel sinks with mixer taps, dual aspect uPVC windows, serving hatch, exiting to rear porch and day room, and lights to ceiling.

DAY ROOM *4.04m x 4.90m*

Large sitting room to the rear aspect of the property exiting to the conservatory comprises tiled flooring, side aspect uPVC window, open fire to brick surround, sliding door access to sunroom, radiator, light to ceiling, and access to loft room.

LOFT ROOM 4.04m x 4.90m

Loft room access via pull down hatch with ladders, fully boarded, rear aspect uPVC window, and light to ceiling.

CONSERVATORY 6.78m x 4.55m

Large conservatory with full double glazed uPVC surround, side aspect double doors opening to gardens, tiled flooring, twin ceiling light fans, and radiator.

BATHROOM 3.19m x 1.64m

Four-piece bathroom suite comprises pedestal hand basin, close coupled toilet, built in mains fed tiled shower enclosure, built in panel bath with tiled surround, vinyl flooring, storage, radiator, side aspect obscure glazed window, and light to ceiling.

BEDROOM ONE 3.80m x 3.05m

Double bedroom comprises of carpet flooring, built in bedroom furniture, radiator, ceiling light fan, and single glazed window to front aspect overlooking reception hall.

BEDROOM TWO 3.45m x 3.50m

Double bedroom comprises wood laminate flooring, side aspect window, built in wardrobes, radiator, and ceiling fan light.

SHOWER ROOM 1.79m x 1.63m

Shower room access via the rear porch comprises of pedestal hand basin, Sani-flow toilet system, extractor unit, mains fed shower cubicle, tiled flooring, obscure glazed window, wood beams to ceiling, floor standing boiler, light to ceiling.

TRIPLE GARAGE 9.42m x 15.92m

Triple brick-built garage with pitched roof comprising single and double with up and over door access, lights to ceiling, built in shelving, storage to the roof space, and single glazed windows.

SINGLE GARAGE 9.42m x 5.48m

Single wood-built garage / workshop with attached wood store comprising double doors to entry, mains power supply, and lighting.

STABLES 5.89m x 14.28m

Large stables to the rear comprising double door entry, mains power supply, and opening to large orchard.

EXTERNAL

Externally the property sits to an approximate one third of an acre plot boasting large sectioned orchard laid to lawn, sweeping paved driveway opening to double gated front with available off road parking for multiple vehicles, walled front perimeter, accessible garages, workshop, and stables, external water supply and security lighting, private rear garden boasting sheltered patio, laid to lawn, and existing working well.

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Construction materials used :

Roof type :

Water sources :

Electricity source :

Sewerage arrangements :

Heating Supply :

Broadband internet type :

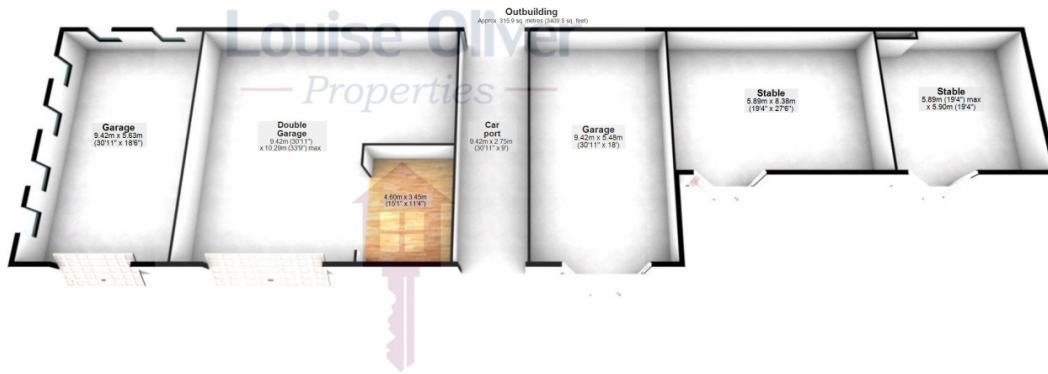
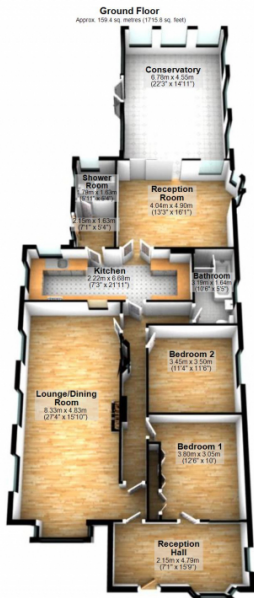
Mobile signal/coverage :

Building Safety :


Does the property have required access (easements, servitudes, or wayleaves) ? :

Do any public rights of way affect your your property or its grounds? :

Parking Availability :



Total area: approx. 475.3 sq. metres (5116.3 sq. feet)
The Evergreens , Butterwick Road, Messingham

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Butterwick Road , DN17

