



Louise Oliver
Properties

£379,950

Kealholme Road, DN17 3SX



4

Bedrooms



3

Bathrooms

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NO FORWARD PURCHASE CHAIN - 4 BEDROOM DETACHED
Kealholme Road, Messingham – £379,950

Spacious four-bedroom detached family home with no forward chain, located in the sought-after village of Messingham. Boasting a modern kitchen with breakfast bar, generous living spaces including a large sun room with underfloor heating, and a lounge with air conditioning, this home is perfect for modern family life. The property includes four double bedrooms, master En-suite, stylish family bathroom, utility room, ground floor WC, and an integral garage. Externally, enjoy a private rear garden, EV charging point, and ample driveway parking. There's also potential to extend (STPP) thanks to the generous plot. Early viewing is advised!

Kealholme Road, Messingham, North Lincolnshire

Four-Bedroom Detached Family Home | No Forward Chain | Sought-After Village Location | Underfloor Heating | Air Conditioning | EV Charger | Potential to Extend (STPP)

Located in the desirable village of Messingham, this spacious and well-presented four-bedroom detached family home on Kealholme Road is offered for sale with the advantage of no forward chain, making it ideal for buyers looking for a smooth and swift purchase.

The property offers generous and versatile living accommodation throughout. On the ground floor, a large front-aspect lounge fitted with an air conditioning unit flows openly into a dining area, creating a bright and welcoming living space. Internal doors lead from the dining area into both the modern kitchen and an impressive sun room. The sun room itself is fully uPVC double glazed, with a pitched glass roof, wood-effect flooring, underfloor heating, and French doors opening out to the rear garden—perfect for relaxing or entertaining in comfort all year round.

The stylish kitchen is fitted with a comprehensive range of gloss-fronted, soft-close wall and base units, complemented by quartz worktops, tiled splash backs, and a white gloss-fronted breakfast bar offering additional storage. Appliances include a five-ring gas hob with extractor, a double gas oven and grill, and space for an American-style fridge-freezer. A slimline pull-out larder unit adds to the practicality of the space. Glazed tile flooring adds a sleek finish, while a large rear-aspect window and double doors to the garden provide natural light and easy access outdoors. Off the kitchen, a spacious utility room includes a granite-effect worktop, space and plumbing for multiple appliances, wall-mounted storage cupboards, and a side access door. From here, a ground floor WC is also conveniently accessed, fitted with a modern concealed cistern toilet and hand basin unit with storage.

The first floor offers four generously sized double bedrooms, each with fitted furniture providing excellent storage. Bedrooms One and Two both comfortably accommodate king-size beds, and the master bedroom benefits from an air conditioning unit and a large En-suite shower room. The En-suite is fitted with an enlarged walk-in enclosure featuring a waterfall shower and handheld hose, a wall-hung vanity unit with push-to-open drawers, a concealed cistern WC with bidet hose, and finished with stylish glazed tiling and ceiling spotlights.

The family bathroom includes a paneled bath with mains-fed waterfall shower and additional handheld hose, a close-coupled toilet with bidet attachment, and a large vanity basin set into a six-door storage unit with an extended counter top. A black ladder-style radiator, gloss wall tiling, and an obscure-glazed rear window complete the space.

Externally, the property enjoys a well-maintained and private rear garden, mainly laid to lawn with established borders—an ideal blank canvas for further landscaping. Due to the generous outside space, the home also offers potential for a rear or side extension if additional accommodation is required, subject to necessary planning permissions via the local authority.

To the front, there is ample off-street parking via a paved driveway, as well as a single integral garage fitted with an electric roll-top door for secure storage and parking. A dedicated electric vehicle charging point is also installed, ideal for modern convenience and eco-conscious buyers.

Kealholme Road is ideally positioned within Messingham, a popular North Lincolnshire village offering a friendly community and a variety of amenities. These include a local primary school, doctors' surgery, convenience stores including a Co-Operative, and a selection of public houses and restaurants. The village provides excellent transport links to Scunthorpe, Gainsborough, and Lincoln, making it a perfect location for commuters and families alike.

This superb family home offers generous living space, modern fixtures, and a desirable village setting, all with the benefit of no onward chain. Early viewing is highly recommended.

Lounge *5.35m x 3.62m*

A spacious front-aspect lounge flows openly into the rear dining area, featuring wood-effect laminate flooring, a uPVC double-glazed window, an electric fireplace with hearth and mantle, a radiator, air conditioning unit, and ceiling spotlights.

Dining Room *3.62m x 3.15m*

The dining room is open plan to the lounge, with internal doors providing access to both the kitchen and sun room. It features wood-effect laminate flooring, a radiator, and decorative ceiling lighting.

Sun Room *3.76m x 3.62m*

A spacious sun room features full uPVC double-glazed windows, double doors leading in from the conservatory, and additional access to the garden. The room is enhanced by a pitched glass roof, wood-effect laminate flooring, under floor heating, and ceiling lighting.

Kitchen *5.30m x 3.22m*

This modern kitchen, complete with a built-in dining/breakfast area, features high-gloss, soft-close wall and base units throughout. It includes a five-ring gas hob with extractor hood above, integrated gas oven and grill, a slimline pull-out tall larder unit, and designated space for an American-style fridge freezer. Quartz work tops complement the white gloss-fronted breakfast bar, which also offers additional storage. Further highlights include kick board heaters, glazed tiled flooring, tiled splash backs, a rear-aspect uPVC window, and a one-and-a-half bowl sink with drainer and mixer tap. Lighting is provided by ceiling spotlights and a feature pendant light over the breakfast bar. Double uPVC doors open directly to the garden, with internal access to both the utility room and dining room.

Utility Room *2.12m x 1.54m*

Modern utility room with access to the ground floor WC and an external door to the side aspect. It features a single granite-effect worktop, under-counter space for three freestanding appliances, including plumbing for a washing machine and dishwasher. Additional benefits include wall-mounted storage cabinets, built-in shelving ideal for microwave storage, gloss-effect tiled flooring, a radiator, and ceiling lighting.

WC

The ground floor WC features a combination concealed-cistern toilet and integrated hand basin with built-in storage, an extractor fan, radiator, and ceiling lighting.

Bedroom One *5.46m x 3.18m*

The master bedroom features built-in furniture, including bedside cabinets, wardrobes, and a dressing table, with ample space to comfortably accommodate a king-size bed. Additional highlights include wood-effect laminate flooring, a front-aspect uPVC window, ceiling spotlights, a radiator, and an air conditioning unit. The room also benefits from direct access to an en-suite shower room.

Shower Room *2.49m x 1.68m*

A spacious En-suite shower room featuring an enlarged walk-in shower enclosure with a waterfall showerhead and handheld hose, enclosed by a glazed screen and pivoting glass panel. Additional features include a concealed-cistern WC with integrated storage compartments and an attached bidet hose, as well as a wall-hung hand basin with concealed waste and two push-to-open storage drawers beneath. The room is finished with glazed tiling, ceiling spotlights, an extractor fan, and a front-aspect obscure-glazed window.

Bedroom Two *4.68m x 3.19m*

Bedroom Two offers ample space to comfortably accommodate a king-size bed and includes built-in furniture such as wardrobes and a dresser. Additional features include a rear-aspect uPVC window, wood-effect laminate flooring, a radiator, and ceiling lighting.

Bedroom Three *3.94m x 2.81m*

Bedroom Three is a spacious double room featuring built-in wardrobes, both front and rear aspect uPVC windows providing plenty of natural light, wood-effect laminate flooring, a radiator, and ceiling lighting.

Bedroom Four *3.38m x 3.13m*

Double bedroom featuring built-in furniture, currently used as a spacious home office. The room includes wood-effect laminate flooring, a radiator, ceiling lighting, and a front-aspect uPVC window.

Bathroom *2.79m x 1.88m*

The family bathroom features a paneled bath with a mains-fed waterfall shower overhead and an additional handheld shower hose. It includes a close-coupled toilet with an attached handheld bidet hose, a concealed-waste vanity hand basin with a six-door storage unit and extended countertop, a black ladder-style radiator, and an extractor fan. The room is finished with gloss tiling, a rear-aspect obscure-glazed uPVC window, and ceiling spotlights.

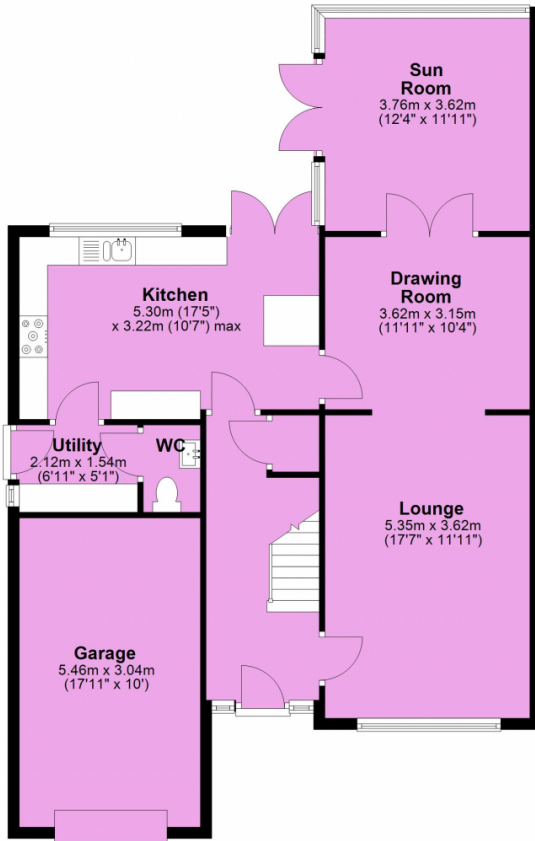
Garage *5.46m x 3.04m*

Integral single garage featuring an electric roll-top door with direct access from the driveway.

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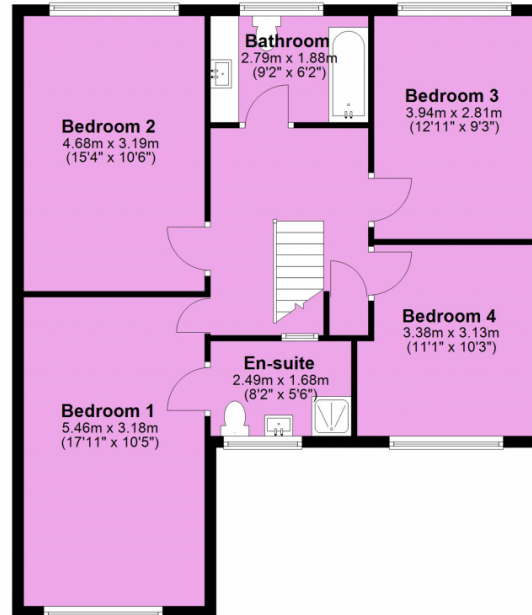
Ground Floor

Approx. 95.8 sq. metres (1031.0 sq. feet)




First Floor

Approx. 75.7 sq. metres (815.0 sq. feet)



Total area: approx. 171.5 sq. metres (1846.0 sq. feet)
58 Kealholme Road

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: 58 Kealholme Road , DN17

