



Louise Oliver  
Properties

£349,999

Kealholme Road, Messingham, DN17



4

Bedrooms



3

Bathrooms

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**NO FORWARD PURCHASE CHAIN - 4 BEDROOM DETACHED**

Kealholme Road, Messingham - £360,000

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!

## **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 splashbacks, 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.

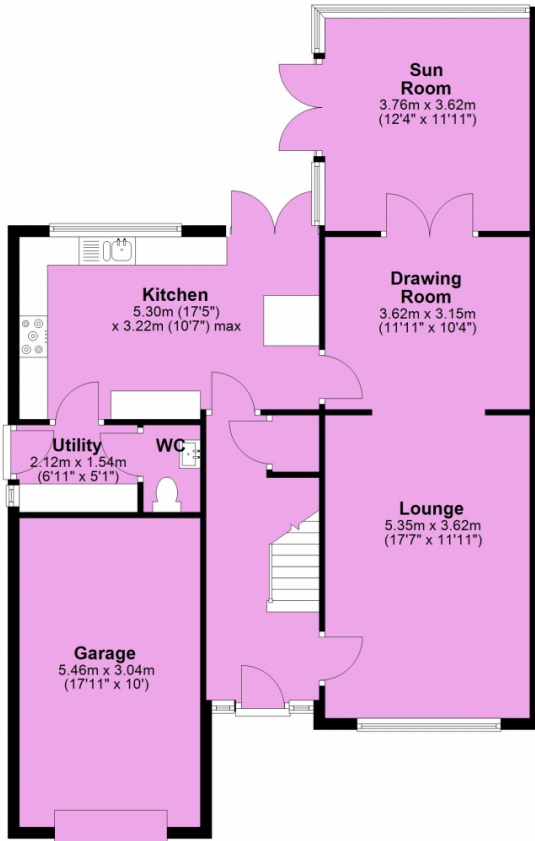
This superb family home offers generous living space, modern fixtures, and a desirable village setting, all with the benefit of no onward chain. Early viewing is highly recommended.

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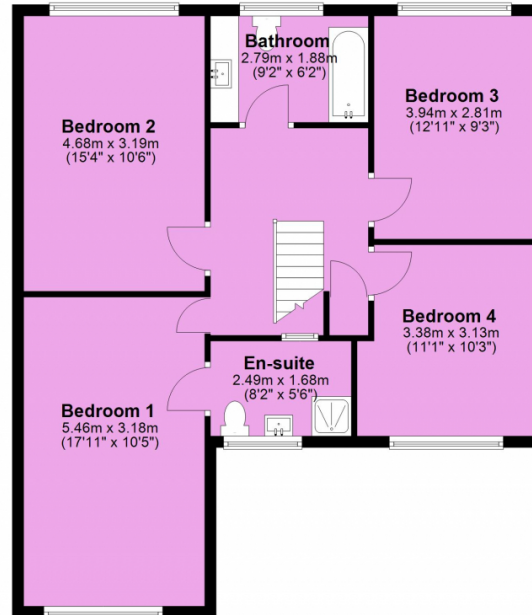
### Ground Floor

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

Address: 58 Kealholme Road , DN17

