



5 MANOR FARM CLOSE SCUNTHORPE, DN17 3UN

£275,000
FREEHOLD

****GUIDE PRICE £275,000 TO £285,000**** Located in a peaceful neighbourhood, this property provides a tranquil retreat from the hustle and bustle of everyday life.



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5 MANOR FARM CLOSE

DESCRIPTION

Welcome to this meticulously maintained four-bedroom family home nestled in the peaceful village of Messingham. Ideal for a growing family, this property offers a serene ambiance and ample space for comfortable living.

Upon entering, you'll be greeted by two generously sized reception rooms, perfect for entertaining guests or relaxing with loved ones. The living room boasts a captivating log-burning stove, adding warmth and character to the space. Adjacent is a well-appointed kitchen and convenient WC, enhancing the functionality of the home.

Ascending to the first floor, you'll discover four spacious bedrooms, each offering plenty of room for rest and relaxation. The master bedroom features an ensuite bathroom for added privacy and convenience, while a family bathroom serves the remaining bedrooms, all tastefully decorated and impeccably maintained.

Having been cherished as a family home for over two decades, this property exudes a sense of warmth and belonging. It's now time for another family to create cherished memories within its walls and embrace the tranquility it offers.

Outside, the meticulously kept gardens provide a private oasis, perfect for enjoying outdoor activities or simply unwinding amidst nature's beauty. Whether it's enjoying a morning coffee on the patio or hosting summer gatherings, the outdoor space complements the inviting atmosphere of this wonderful home.

ENTRANCE HALLWAY

Accessed through a composite door with stairs to the first floor, door into integral garage and leading into:-

INTEGRATED GARAGE

Housing the combi boiler with space and plumbing for a washing machine and a dryer.

DINING ROOM

Forward facing with 2 X UPVC double glazed windows to the front aspect, space for a six seater table and storage.

DOWNSTAIRS WC

With an opaque double glazed window to side aspect, WC, vanity housed hand wash basin with storage.

LIVING ROOM

Rear facing with a UPVC bay window looking into the garden, log burning stove and space for comfy sofas.

KITCHEN/BREAKFAST ROOM

With a UPVC double glazed door and window to the rear aspect, a range of walnut effect wall and base units with laminate worktops, eye level oven and grill, gas hob with extractors fan, integrated dishwasher, integrated fridge, integrated freezer, sink with chrome mixer tap, breakfast bar.

FIRST FLOOR LANDING

With an opaque UPVC double glazed window to the side aspect and loft hatch access.

MASTER BEDROOM

Forward facing with a UPVC double glazed window to the front aspect, space for a king size bed with side draws, 2 X built in double wardrobes.

MASTER EN-SUITE

With an opaque double glazed window to the side aspect, WC, cubicle shower mains controlled, vanity housed hand wash basin with storage, towel heater.

BEDROOM TWO

Rear facing with a UPVC double glazed window looking into the garden, space for a double bed and side draws and a built in double wardrobe.



BEDROOM THREE

Rear facing with a UPVC double glazed window looking out onto open views, space for a double bed and storage.

BEDROOM FOUR

Forward facing with 2 X UPVC double glazed windows to front aspect, space for a single bed with draws and storage.

FAMILY BATHROOM

With an opaque UPVC double glazed window to the side aspect, panelled bath with over head shower, WC, vanity housed hand wash basin, radiator.

EXTERNALLY

Positioned on a corner plot with a block paved driveway providing off street parking for three vehicles and leading to the garage. The rear garden is non overlooked, fully enclosed, laid to lawn with artificial grass, a paved patio area, timber shed with access down the side.

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ADDITIONAL INFORMATION

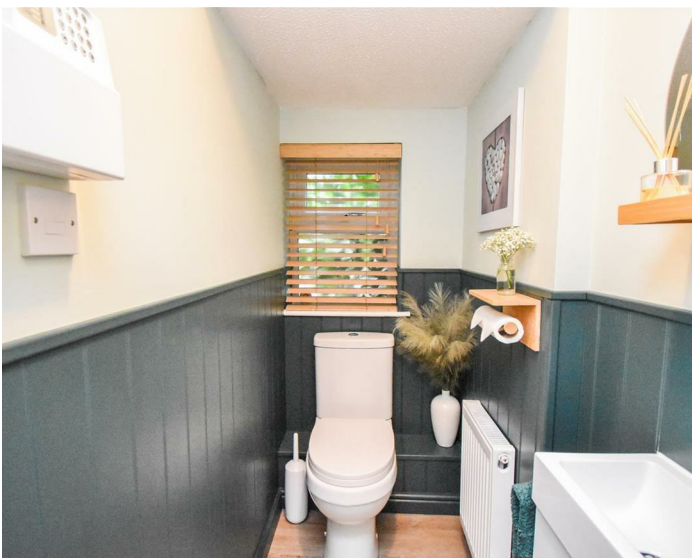
Local Authority –

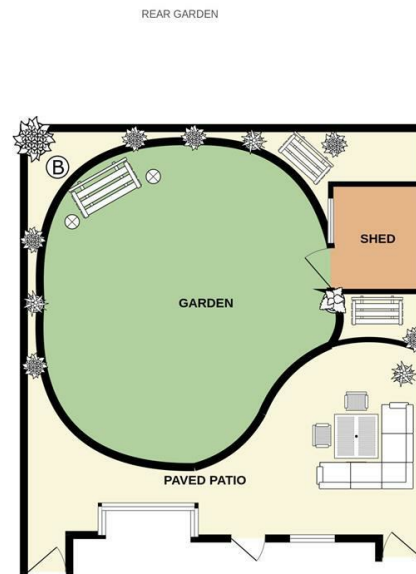
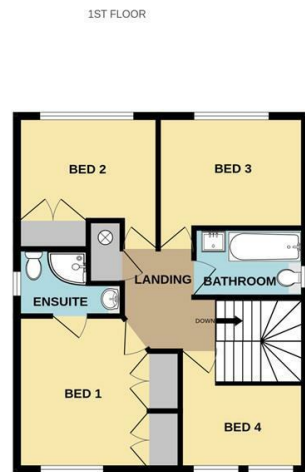
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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