



3 OLD SCHOOL YARD

SCUNTHORPE, DN17 3RN

£485,000
FREEHOLD

Welcome to this stunning, detached, individually designed family home situated in a private cul-de-sac in Old School Yard in Messingham.



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01724 642002

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DESCRIPTION

Welcome to this stunning, detached, individually designed family home situated in a private cul-de-sac in Old School Yard in Messingham. This property has been finished to the highest of standards, boasting plenty of natural light, space, and flexibility throughout.

Upon entry, you are greeted by an impressive hallway with an oak and glass staircase leading to the first floor and straight into the heart of the home. Here, you will find a large, light, and spacious open-plan kitchen and diner that flows seamlessly into the sunroom. The sunroom features French doors opening onto a meticulously manicured porcelain entertaining area, inset electric blinds, and zoned underfloor heating.

Through a pocket door, you enter the living room, which includes a feature gas fire. The ground floor also comprises a very large utility room with an abundance of built-in wardrobes, a home office or hobbies room, and a downstairs WC.

Head upstairs to discover a double-height ceiling, perfect for showcasing a beautiful chandelier. The master bedroom is generously sized with a selection of built-in wardrobes and its own private ensuite facilities. Bedroom two is another spacious double bedroom with Velux windows and multiple windows letting in plenty of natural light. This bedroom opens into a shared bathroom featuring a stunning contemporary freestanding bath under a large Velux window, a walk-in shower, and a concealed system, all with a polished finish.

The shared bathroom leads to bedroom four, which is a Jack and Jill bedroom. Bedroom three is also a good-sized double bedroom. Completing the first floor is a high-end bathroom with an imitation copper freestanding bath and a walk-in shower.

The property includes a double garage with electric charging points and a wrap-around garden featuring several entertaining patio areas, fully enclosed with stunning granite walls. The garden is low maintenance with artificial turf and includes an outdoor garden pod for summer evenings, as well as an outdoor office/shed, offering ample opportunity to work from home.

This truly stunning family home in an amazing location is sold with the added bonus of being chain-free.

ENTRANCE HALLWAY

Accessed through a glazed composite door with UPVC windows to each side, oak glazed stairs lead up to the gallery landing, under floor zoned heating leading into:-

LIVING ROOM

With a UPVC double glazed bay window to front aspect, UPVC double glazed window to the rear aspect, under floor zoned heating, feature inset gas fire with surround, space for comfy sofas and a dining table with chairs leading through pocket doors into:-

KITCHEN/DINER/FAMILY ROOM

Kitchen with UPVC double glazed window to rear aspect, high gloss wall and base units having marble worktops, stainless steel one and a half drainer with hot water tap and waste disposal, integrated dishwasher, eye level Neff electric fan assisted oven and eye level Neff microwave and warming draw, ceramic hob with modern extractor fan, space for an American style fridge freezer, sliding full height spice rack, contrasting central island with breakfast bar and storage leading into:- Family Room with feature

pendant light and Velux style windows to ceiling, Bifold doors onto ceramic patio and bifold doors onto another seating area, UPVC double glazed window with inset blinds to side aspect, zoned under floor heating,

UTILITY

With a UPVC double glazed window and UPVC door to rear aspect, space and plumbing for a washing machine and dryer under counter with laminate worktop, ceramic single drainer sink with chrome mixer tap, full height storage cupboards housing under floor heating system with sliding doors.

FIRST FLOOR GALLERY LANDING

Up oak glazed stairs with feature UPVC window above the front door, radiator and glazed gallery landing leading into:-

MASTER BEDROOM

Forward facing with UPVC double glazed windows X 2, space for a king size bed with side draws, radiator, built in triple wardrobe with sliding doors leading into:-

MASTER EN-SUITE

With a Velux style window to the ceiling, glazed cubicle electric shower, WC, vanity housed hand wash basin with storage, towel heater, tiled to floor and walls.

BEDROOM TWO

With UPVC double glazed window and Velux style window, space for a king size bed with draws and storage, radiator, leading into:-

JACK and JILL BATHROOM

With Velux style window to ceiling, free standing contemporary bath with free standing chrome tap, glazed cubicle shower with rainfall and hand held attachment, WC and vanity housed hand wash basin with storage, chrome towel heater, fully tile leading into:-

BEDROOM THREE

With Velux style window having inset blinds, radiator, space for a double bed, built in triple wardrobes.

BEDROOM FOUR

With UPVC double glazed window to rear aspect, Velux style window to side aspect, space for a double bed with storage, radiator.

FAMILY BATHROOM

With a free standing contemporary copper bath having free standing chrome tap, copper towel heaters X 2, vanity housed hand wash basin with brushed brass mixer tap, WC, heated mirror, cubicle shower with rainfall and hand held attachment, fully tiled.

EXTERNALLY

The front of the property is located in a quiet cul-de-sac and has a blocked paved driveway providing off street parking for four vehicles leading to the double garage with 2 X electric roller shutter doors and an electric charging point. The rear garden wraps round the property and is laid to lawn with a gravelled area, a tiled seating area and a ceramic tiled entertaining area, the futuristic pod could be used as an office or snug.



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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





3 OLD SCHOOL YARD, MESSINGHAM, SCUNTHORPE, DN17 3RN

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	85	90
(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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