



8 LEABURN ROAD
SCUNTHORPE, DN17 3SR

£220,000
FREEHOLD

Welcome to this immaculate, fully renovated two-bedroom home located in the popular area of Messingham



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8 LEABURN ROAD



DESCRIPTION

Welcome to this immaculate, fully renovated two-bedroom home located in the popular area of Messingham. This property is an ideal choice for those looking to downsize for retirement or seeking a lock-up-and-go option. The home has been finished to a high standard, featuring a new bathroom, kitchen, carpets, replastering, and general decoration throughout.

Key features include:

Two driveways

A garage

A lovely, enclosed rear garden with a pergola and entertaining area

With the added benefit of no further chain, this home is ready for immediate move-in.

ENTRANCE HALLWAY

Accessed through a UPVC door with radiator and loft hatch access, storage with sliding doors, airing cupboard with radiator, leading into:-

LIVING ROOM

With UPVC double glazed bay window to front aspect and another UPVC double glazed window to front aspect, feature gas fire on marble hearth and surround, radiators X 2.

KITCHEN

With a UPVC double glazed window to rear aspect, a UPVC opaque double glazed door to rear aspect, grey wall and base units with laminate worktops, stainless steel single drainer sink, integrated washin gmachine, integrated fridge and freezer, electric fan assisted oven with gas hob and extractor fan.

BEDROOM ONE

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

BEDROOM TWO

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

BATHROOM

With an opaque UPVC double glazed window to side aspect, panelled bath with overhead shower, WC, vanity housed hand wash basin, chrome towel heater.

EXTERNALLY

The front of the property has mature hedges with a paved driveway to one side and a concrete driveway on the otherside leading to the detached garage with up and over door. The rear garden is fully enclosed, laid to lawn with mature borders, a paved patio area with a pergola.

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ADDITIONAL INFORMATION

Local Authority –

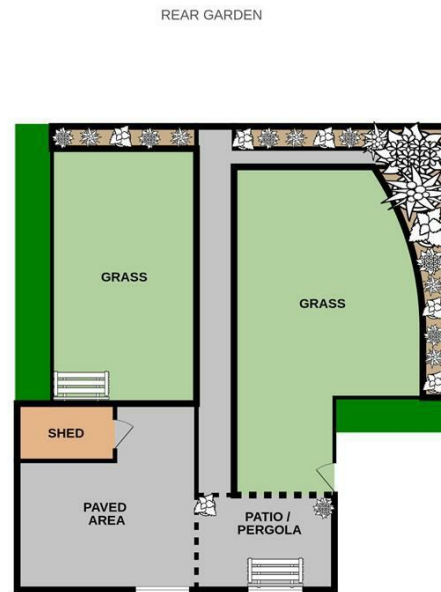
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





8 LEABURN ROAD, MESSINGHAM, SCUNTHORPE, DN17 3SR

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
(69-80) C	66	
(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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