



11 RUSSELL WALK SCUNTHORPE, DN17 3TU

£295,000

Welcome to Russell Walk, a fabulous detached three-bedroom bungalow located in the desirable area of Messingham. This property is available with vacant possession, ensuring a smooth and straightforward purchase.



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Welcome to Russell Walk, a fabulous detached three-bedroom bungalow located in the desirable area of Messingham. This property is available with vacant possession, ensuring a smooth and straightforward purchase.

As you enter the bungalow, you'll be greeted by a spacious living and dining room, perfect for entertaining and relaxing. The well-sized kitchen features a breakfast area, providing a cozy spot for meals. The home offers three generous bedrooms, with one having direct access to a conservatory, ideal for enjoying the views of the garden.

The property also includes an attached garage for convenient parking, easy-to-maintain rear gardens, and a timber shed—ready for the new owners to personalize and make their own.

This is a perfect opportunity for those looking to retire or downsize in a fantastic location.

ENTRANCE HALLWAY

Accessed through a decorative timber door with full height decorative window into hallway with loft hatch access, a radiator and 2 X storage cupboards leading into:-

LIVING / DINING ROOM

With UPVC double glazed windows to front and side aspect, feature gas fire with inglenook surround, radiators X 2.

KITCHEN / BREAKFAST ROOM

With a leaded timber door and window to side aspect, range of oak effect wall and base units with laminate worktops, one and a half drainer sink, integrated dishwasher and washing machine, under counter fridge and freezer, electric fan assisted oven and grill with extractor fan, space for a breakfast table, opaque window into hallway.

BEDROOM ONE

With a UPVC leaded window to rear aspect, radiator, space for a double bed with wardrobes having overhead storage and matching dressing/vanity unit.

BEDROOM TWO

With a UPVC leaded window to rear aspect, space for a double bed with wardrobes having overhead storage and matching vanity unit. radiator.

BEDROOM THREE

With space for a double bed or comfy sofas, radiator and timber double doors leading into:-

CONSERVATORY

With UPVC double glazed windows surrounding and French doors into the garden, electric powered velux style window to ceiling, space for comfy seating.

FAMILY BATHROOM

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

EXTERNALLY

The front of the property is laid to lawn with mature shrubs and trees with a concrete driveway leading to the attached garage with electric roller shutter doors, the garage houses the combi boiler. The rear garden is fully enclosed, laid to lawn with a patio area and a timber shed.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure –





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(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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