



## 57 KEALHOLME ROAD

SCUNTHORPE, DN17 3TA

**£285,000**  
**FREEHOLD**

Kealholme Road, Messingham – Charming Detached Bungalow in a Desirable Location, perfect for a downsize or retirement



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### DESCRIPTION

Welcome to Kealhome Road in Messingham – a highly sought-after and peaceful setting, perfect for those looking to downsize or enjoy retirement living. This well-presented three-bedroom detached bungalow offers comfort, character, and plenty of potential to make it your own.

The property sits on a generous plot with off-street parking, an integral garage, and a low-maintenance front garden. Inside, a welcoming reception hallway leads to a rear-facing living room featuring exposed timber beams, dual-aspect windows, and a delightful inglenook fireplace with gas stove – a cosy focal point for the home.

The kitchen-diner is of good proportions and is complemented by a separate utility room and guest WC, with direct access into the garage. The accommodation continues with three well-sized bedrooms served by a family bathroom. To the rear, the garden is a real highlight – mature, well-established, and offering excellent privacy, perfect for enjoying the outdoors in peace.

#### Key Features:

Detached bungalow in desirable Messingham location

Three good-sized bedrooms

Rear-facing living room with inglenook fire and gas stove

Character features including exposed timber beams

Kitchen-diner plus separate utility room & WC

Integral garage and off-street parking

Mature, private rear gardens

Ideal retirement or downsizing opportunity

A really lovely property with plenty of potential, now available for viewings.

### ENTRANCE HALLWAY

Accessed through a uPVC double glazed door with alarm system and leads into:-

### BEDROOM TWO

With a bay window to front aspect and a radiator.

### BEDROOM ONE

With a bay window to front aspect, radiator and built in storage.

### BEDROOM THREE

With a window to side aspect, radiator and built in wardrobe.

### FAMILY BATHROOM

With an opaque window to side aspect, panelled bath, corner shower cubicle, vanity housed hand wash basin with storage, WC, chrome towel heater and storage cupboard housing water tank.

### LIVING ROOM

With a bay window to rear aspect, window to side aspect, feature gas stove and a radiator.

### KITCHEN / DINER

With French doors to rear aspect, range of wall and base units with laminate worktops, stainless steel one and a half drainer sinks, space for a dishwasher, space for an under counter fridge, eye level electric fan assisted oven and grill, induction hob and extractor fan, space for a six seater table and chairs, radiator.

### UTILITY

With a door and window to rear aspect, space and plumbing for a washing machine and dryer, stainless steel sink, radiator and internal door to garage.

### WC

With a WC, hand wash basin and a radiator.

### EXTERNALLY

The front of the property is laid to lawn with a pebble driveway providing off street parking for three vehicles and leads to the garage. The rear garden is fully enclosed, laid to lawn with mature shrubs and a seating area.

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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band D**

**Viewings – By Appointment Only**

**Floor Area – 1238.00 sq ft**

**Tenure – Freehold**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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