









# welcome to

# **Cross Tree Lane, Messingham SCUNTHORPE**

Detached home situated in Messingham. Briefly, this property offers a lounge, fitted kitchen, bathroom and two bedrooms. Externally, we have a cottage style courtyard which also offers off-street parking.













#### **Entrance Hall**

Double-glazed entrance door, ceramic tiled flooring and inset spotlights.

## Lounge

16' 6" max x 11' (5.03m max x 3.35m)
Front facing double-glazed window, wall lights, beams to the ceiling, central heating radiator, laminate flooring and double-glazed door.

#### **Kitchen/Breakfast Room**

10' 10" x 9' (3.30m x 2.74m)

Fitted kitchen with the range of wall and base cupboards, work surfaces, stainless-steel sink and drainer, electric oven, stainless-steel gas hob, stainless-steel cooker hood, plumbing for a washing machine, electric radiator, two double-glazed windows, tiling to the walls and laminate flooring.

### Landing

Stairs from lounge, access to the boarded loft with power and lights, rear facing double-glazed window, central heating radiator.

#### **Bedroom One**

12' 7" max x 11' 10" max ( 3.84m max x 3.61m max ) Front facing double-glazed window, central heating radiator and cupboard housing central heating boiler.

#### **Bedroom Two**

12' 4" x 9' 9" ( 3.76m x 2.97m ) Front facing double-glazed window and central heating radiator.

#### **Bathroom**

White suite bathroom offers P-shaped double ended bath with the shower over, WC, wash hand basin, extraction fan, double-glazed window, heated towel rail, part tiled walls, inset spotlights, coving to the ceiling and vinyl tile effect flooring.

#### Courtyard

Cottage style courtyard garden with artificial grass area, timber shed, cold water tap, solar lights, pergola and outdoor electric socket.





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# Cross Tree Lane, Messingham SCUNTHORPE

- Detached House Located in Messingham
- Two Bedrooms
- Boarded Loft with Power and Lights
- Cottage Style Courtyard
- Close to Local Amenities

Tenure: Freehold EPC Rating: D

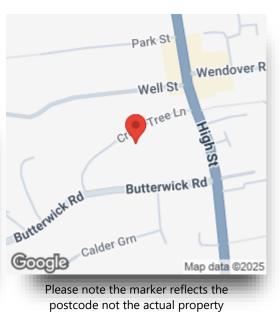
Council Tax Band: B

# £199,500









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