



Knightsbridge Road, Messingham Scunthorpe DN17 3RA

welcome to

Knightsbridge Road, Messingham Scunthorpe

Spacious four bedroom detached home in Messingham with en-suite, walk-in wardrobe, garage, and corner plot garden. Versatile layout with kitchen/family room, lounge, and flexible fourth bedroom/playroom.



Entrance Hall

Double-glazed composite door, inset spotlights, radiator and porcelain tiled flooring.

Utility/Cloakroom

WC, vanity unit with wash hand basin, wall unit, work top, plumbing for a washing machine, radiator, and porcelain tiled flooring.

Lounge

15' max x 12' 1" (4.57m max x 3.68m)

Two double-glazed windows, radiator, and inset spotlights.

Kitchen/ Family Room

25' 1" x 15' 9" max (7.65m x 4.80m max)

Fitted kitchen with the range of wall and base cupboards, work surfaces, sink and drainer, electric oven, integrated microwave, central island with base unit, work top, electric hob and breakfast bar. Plumbing for a dish washing machine, two radiators, two double-glazed windows, double-glazed patio door leads into the rear garden, splashbacks, and inset spotlights.

Landing

Stairs from entrance hall, double glazed Velux window, and access to the loft.

Bedroom One

14' 10" max x 13' (4.52m max x 3.96m)

Double-glazed window, fitted wardrobes and inset spotlights.

Walk in wardrobe off en-suite with fitted rails, radiator, and inset spotlights.

En-Suite

Double-glazed Velux window, double shower cubicle, WC, wash hand basin, extraction fan, fully tiled walls, radiator, ceramic tiled flooring, and inset spotlights.

Bedroom Two

11' max x 10' 9" (3.35m max x 3.28m)

Double-glazed window, inset spotlights, radiator, and storage cupboard.

Bedroom Three

11' x 9' 3" max (3.35m x 2.82m max)

Double-glazed window, inset spotlights, radiator, and storage cupboard.

Bedroom Four (Ground Floor)

16' 3" x 11' 4" max (4.95m x 3.45m max)

Double-glazed window, inset spotlights, laminate flooring, radiator, and storage cupboard.

Bathroom

double-glazed window, double ended bath, wash hand basin with vanity unit, WC, extraction fan, fully tiled walls, heated towel rail, ceramic tiled flooring, and inset spotlights.

Front Garden

Driveway for 2 vehicles, and access to the garage.

Rear Garden

Corner plot garden mainly laid to lawn with decking area. Pergola, cold water tap, and raised shrub beds.



view this property online williamhbrown.co.uk/Property/SCT110665



welcome to

Knightsbridge Road, Messingham Scunthorpe

- Detached 4-bedroom family home
- Master bedroom with en-suite & walk-in wardrobe
- Utility room with downstairs WC
- Driveway parking for two cars + garage
- Corner plot with garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£395,950



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SCT110665



Property Ref:
SCT110665 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01724 868448



scunthorpe@williamhbrown.co.uk



16-18 Oswald Road, SCUNTHORPE, South
Humberside, DN15 7PT



williamhbrown.co.uk