



23B Messingham Road, SCOTTER, DN21 3TD

Price £269,950



- Chain Free
- Desirable Location
- Two Double Bedrooms
- Summer House
- Off Road Parking
- Close to Local Amenities
- Well Appointed Kitchen
- Detached Garage
- Large Gardens

Bell Watson are delighted to marketed this TWO BED detached bungalow in the desirable location of Scotter, situated on a larger than average plot being close to local amenities and benefits having a bus stop next to the drive entrance. The property briefly comprises entrance hallway, large reception room, breakfasting dining room, two double bedrooms and a wet room. Outside enjoys extensive, landscaped gardens to the front and rear, ample off road parking, a detached garage and summer house. Gas central heating and uPVC double glazing. MUST BE VIEWED!



LOCATION

Scotter is a much sought after village, situated within easy reach of both Gainsborough and Scunthorpe town centres. There are many local amenities within the village itself including several shops, food establishments, a community centre, village hall and primary school.

ACCOMMODATION

Arranged over the ground floor and well presented.

ENTRANCE 4.70m (15' 5") x 1.65m (5' 5")

Enter the property via the uPVC front door into the large L shape hallway, there is a light fitting and loft access to the ceiling, a central heating radiator and an oak effect laminate flooring.

KITCHEN 4.71m (15' 5") x 3.64m (11' 11")

A well appointment dining kitchen provides a range of beech effect wall and base units with complementary worktops to include a breakfast bar having tiled splash backs and a stainless steel sink with chrome mixer tap that sits under the uPVC double glazed window. There is an integrated fridge freezer, electric oven and gas hob with a built in extractor over. There is an under-counter recess and plumbing for a washing machine and dishwasher.

DINING AREA

The dining area provides a uPVC double glazed window to the side aspect and a uPVC external door to the rear garden, a central heating radiator, spotlights to the ceiling and tiled flooring.

LOUNGE 4.56m (15' 0") x 4.24m (13' 11")

A bright reception room with dual aspect uPVC, double glazed windows, coving and light fitting to the ceiling, 2 x central heating radiators, oak effect laminate flooring with the gas fire being the main focal point of the room.

BEDROOM ONE 2.97m (9' 9") x 3.78m (12' 5")

Having a uPVC double glazed window to the front aspect, a central heating radiator, a light fitting to the ceiling and carpeted flooring.

BEDROOM TWO 4.00m (13' 1") x 3.20m (10' 6")

Having a uPVC double glazed window to the rear aspect, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

WET ROOM 2.46m (8' 1") x 2.26m (7' 5")

The wet room includes an electric shower with a tiled surround, a wall mounted wash basin and a close coupled WC. There is a uPVC obscure double glazed window to the rear aspect, a light fitting to the ceiling, a central heating radiator and large built in airing cupboard housing the Zanussi combination boiler.

OUTSIDE

The property is set within approximately 0.3 acres of land and enjoys well maintained and landscaped fully enclosed gardens. There is a driveway leading to a detached garage with an up and over door to the front, a timber door and window to the side which benefits having electricity. The front garden is laid to lawn with planted rockeries and the rear garden is mainly laid to lawn, enjoying a patio located to the back of the bungalow and a split level patio with a timber summer house and shed also fitted with electricity. There is outside lighting and a cold water tap.

FIXTURES AND FITTINGS

All integrated appliances, timber shed, green house and floor coverings are to be included within the sale of the property.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

The Council Tax Band for this property is Band A as confirmed by West Lindsey District Council.





PROPERTY MISDESCRIPTION

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

