



4 Lea Garth, MESSINGHAM, DN17 3TE

New £160,000



- No Chain
- Two Bedrooms
- Cul De Sac Location
- Very Well Presented
- Off Road Parking
- Large Lounge
- Modern Bathroom
- Freshly Decorated Throughout
- Front and Rear Gardens

Bell Watson are thrilled to market for sale this very well maintained and presented semi detached bungalow. The bungalow is being sold with no upward chain, has been freshly decorated and briefly comprises a kitchen, great sized living room, central hallway, two bedrooms and a modern bathroom. There is gas central heating and modern uPVC double glazing throughout with gardens to the front and rear, off road parking and a detached garage. This is an absolute must view!



LOCATION

Located in the popular village of Messingham, North Lincolnshire, the property is within walking distance of a good range of local facilities including, doctors' surgery, local convenience stores, pubs and restaurants, village hall, hairdressers, petrol station and good access routes connecting to nearby towns and villages.

KITCHEN

Enter the property via the uPVC side door into the well appointed kitchen fitted with a range of wall and base units, counter tops with tiled splash backs and a stainless steel sink. The kitchen includes integrated electric over and gas hob with extractor over, an under counter recess with plumbing for a washing machine and under counter spaces for a fridge and freezer. There is a uPVC double glazed window to the front aspect, a light fitting to the ceiling, a central heating radiator and cushion flooring. The Vaillant gas combination boiler is located in here.

LOUNGE

A great size reception room enjoys a large uPVC double glazed window to the front and a wall mounted electric fire. There are two central heating radiators, coving and a pendant light to the ceiling, wall lighting and carpeted flooring.

HALLWAY

Having a pendant light and loft access to the ceiling, a central heating radiator, carpeted flooring and internal doors to the bedrooms and bathroom.

BEDROOM ONE

Fitted with quality wardrobes and drawers having a uPVC double glazed window to the rear aspect, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO

A small double bedroom also fitted with quality wardrobes and drawers having a uPVC double glazed window to the rear aspect, a pendant light to the ceiling, a central heating radiator and carpeted flooring.

BATHROOM

A modern and fully tiled bathroom incorporates a bath with chrome mixer taps and electric shower over, a vanity wash basin with chrome mixer taps and storage under and a close coupled WC. The bathroom is fully tiled having a uPVC obscure double glazed window to the side aspect, a light fitting to the ceiling and a central heating radiator.

OUTSIDE

The bungalow provides front and rear gardens with a driveway leading to the detached garage having an up and over door to the front, a uPVC double glazed window and door to the side and has lighting and electricity.

FIXTURES AND FITTINGS

All integrated appliances, light fittings 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 B as confirmed by North Lincolnshire Council.



PROPERTY MISDESCRIPTION

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