

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Elm Way

Messingham, Scunthorpe, DN17 3UR

Offers In The Region Of £288,000



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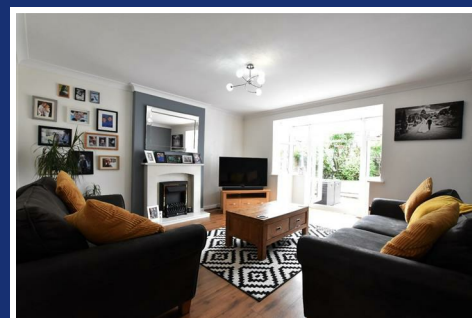
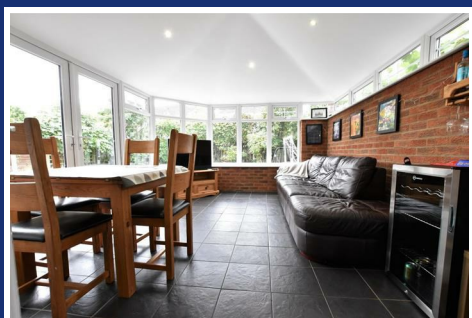
Council Tax:



# 22 Elm Way

Messingham, Scunthorpe, DN17 3UR

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## Front

Attractive front to the property, with a driveway offering off road parking for several vehicles - leading to the integral garage, benefiting from electrics.

## Garden

Enclosed rear garden, with patio seating area and raised grassed area, which is surrounded with mature trees and shrubs - which offers a degree of privacy to the area.

## Kitchen

13'5" x 16'0" (4.11m x 4.89m)

Modern, fitted kitchen, with ample wall and floor units for storage. The kitchen benefits from an integral double oven, hob, extractor fan, dishwasher and wine cooler. The kitchen also has double doors accessing the conservatory to the rear of the home.

## Lounge

13'10" x 16'4" (4.22m x 5m)

This beautifully presented lounge to the rear of the home, has double doors leading to the garden - ideal for al fresco dining.

## Conservatory

12'0" x 13'10" (3.68m x 4.22m)

Generously sized conservatory to the rear of the home, with double doors leading to the garden.

## Games Rooms

9'2" x 11'7" (2.80m x 3.55m)

Second reception room, currently being used as a games room, to the front aspect of the property. This versatile room could be used as a dining room / play room etc.

## Ground floor wc

## Master Bedroom

18'5" x 12'0" (5.62m x 3.68m)

Neutrally decorated, generously sized bedroom to the front aspect to the front aspect of the property, benefiting from a modern en-suite shower room.

## En-Suite

5'6" x 7'4" (1.69m x 2.26m)

Modern en-suite shower room to the master bedroom, with large walk in shower.

## Bedroom 2

8'1" x 13'6" (2.47m x 4.14m)

Neutral double bedroom to the rear of the home, benefiting from an en-suite shower room.

## Bedroom 3

8'7" x 10'4" (2.64m x 3.15m)

## Bedroom 4

6'11" x 10'4" (2.13m x 3.16m)

## Bathroom

5'6" x 7'6" (1.69m x 2.30m)

Modern family bathroom, with neutral suite.

This beautifully presented and spacious family home, which is immaculate throughout, briefly comprises; to the first floor - a modern, fitted kitchen, generous lounge, games room and good sized conservatory. To the first floor there are two double bedrooms benefiting from en-suite shower rooms, two further bedrooms and a family bathroom. To the front of the home, there is a driveway, offering off road parking, leading to the integral garage. To the rear of the property there is an enclosed garden, which offers a patio seating area, with a raised grassed area. In addition to this the home benefits from a gas central heating system and double glazing.

This great family home is situated in the popular village of Messingham, close to local schools, amenities and bus routes. Within the village there are also several individual shops and restaurants - including the Horn, offering great home cooked meals. Viewing highly recommended!



## Road Map



## Hybrid Map



## Terrain Map



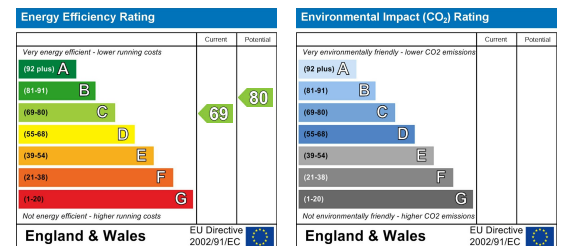
## Floor Plan



## Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.