

HUNTERS®

HERE TO GET *you* THERE



Well Street

Messingham, Scunthorpe, DN17 3RT

Offers In The Region Of £175,000



Council Tax: A



36 Well Street

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Front

Beautifully presented front to the home, which has a grassed area, which sits adjacent to the driveway - which offers ample off road parking for several vehicles.

Rear Garden

Large garden to the rear, which offers a well maintained area, which is predominantly laid to lawn, with patio and gravel seating areas. This beautiful space is surrounded with mature hedging and fences, offering a degree of privacy to the area.

Kitchen / Diner

21'10" x 9'10" (6.67m x 3m)

Good sized kitchen / diner to the rear of the home, which has ample wall and floor units for storage, leading to the dining area. The kitchen has double doors leading to the garden, and has a further door leading to the utility area.

Utility & Wc

Handy utility area with ground floor wc.

Lounge

21'9" x 10'8" (6.65m x 3.26m)

Generous lounge to the front of the property, with feature wooden beams.

Bedroom 1

15'3" x 10'2" (4.67m x 3.12m)

Double bedroom to the front aspect of the home.

Bedroom 2

15'6" x 9'11" (4.74m x 3.03m)

Double bedroom to the rear of the home, benefiting from fitted storage.

Bedroom 3

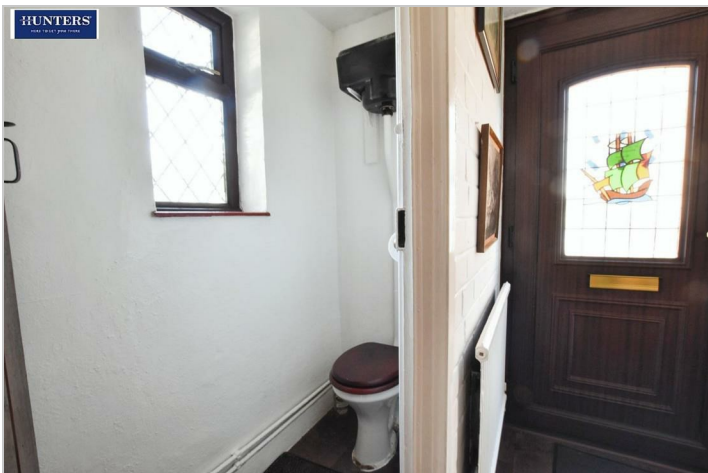
10'5" x 7'1" (3.19m x 2.18m)

Good sized third bedroom.

Bathroom

6'2" x 5'5" (1.90m x 1.67m)

Bathroom with neutral suite.



Road Map



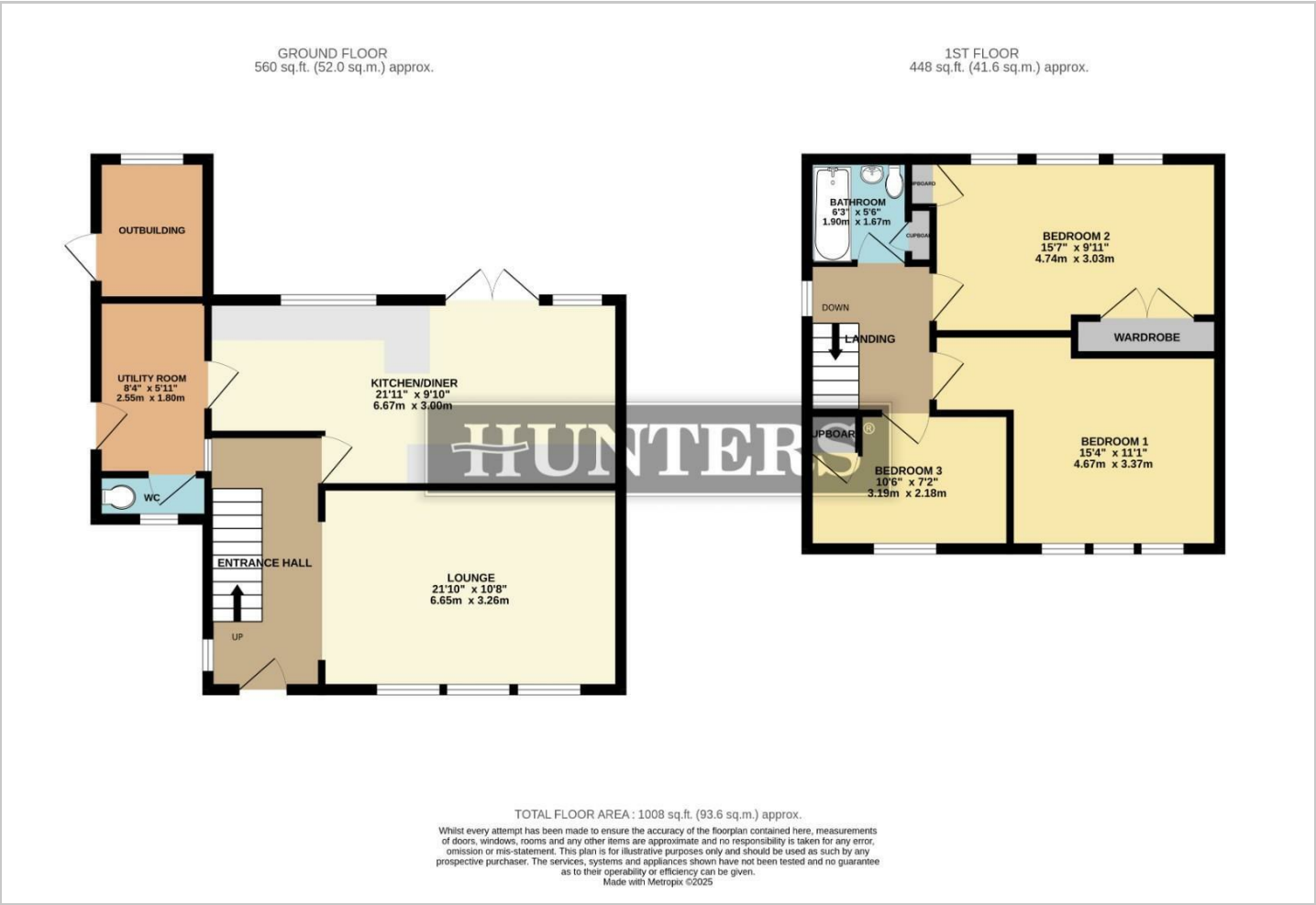
Hybrid Map



Terrain Map



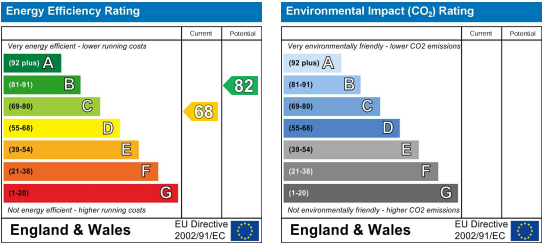
Floor Plan



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.