



Messingham Lane , Scawby



4



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£345,000



## Key Features

- PRIME LOCATION
- FIELD VIEWS TO REAR
- 22' LOUNGE
- EXTENSIVE PARKING
- GARAGE
- GARDENS FRONT AND REAR
- EPC RATING D
- FREEHOLD





Long cosy evenings warmed by a wood burning stove, relaxed socialising and laughter in the generous Dining Kitchen and boisterous family games on the private lawns - these are the things that define this 4 bedroom detached home. Situated on a prime residential street within one of the regions' most sought after villages the home enjoys field side views to the rear and the extensive parking and garage ensure a warm welcome to both family and friends alike.

Early viewing strongly advised.

### RECEPTION HALL

A recessed and lit entrance with wooden door leads to the L shaped hall with Pvcu double glazed window, spindle balustraded stair to the first floor with cupboard under, radiator and cloaks cupboard.

### CLOAK ROOM

Requiring updating and currently appointed with a low flush wc, wall mounted wash hand basin, radiator, 2 Pvcu double glazed windows and part tiled walls.

### LOUNGE 6.89m x 3.66m (22'7" x 12'0")

A beautifully lit dual aspect room with Pvcu double glazed splay bay to the front and additional window and door connecting to the rear gardens. An outstanding family space centred on the striking, modern cast iron multi- fuel stove the room also includes 2 radiators, coving and a TV aerial point.

### FAMILY ROOM/DINING ROOM

A multi-use room with potential to be a dining room, play room or even additional bedroom as required with a Pvcu double glazed window to the front aspect, radiator and dado rail.

### DINING KITCHEN 4.6m x 3m (15'1" x 9'10")

An outstanding informal social space appointed with a generous range of white fronted high and low units with woodgrain style tops to include an inset 4 burner stainless steel gas hob with chimney style extractor over and oven under, 5 base units together with 6 units at eye level, oak effect housing

for an American style fridge/freezer, stone effect tiled splash areas, spot lighting, radiator and opening to

### KITCHEN AREA 2.97m x 2.04m (9'8" x 6'8")

A practical area with 1 1/2 bowl vinyl sink unit with 3 cupboards under, space and plumbing for a dishwasher, tiled splash areas, spot lights, 2 Pvcu double glazed windows overlooking the rear garden to fields beyond and side entrance door.

### UTILITY 2.87m x 2.51m (9'5" x 8'2")

A well appointed practical room with additional sink unit , space and plumbing for both an automatic washing machine and tumble dryer, wall mounted gas fired combination boiler, stone effect tiled floor, 9 units at eye level, radiator and Pvcu double glazed window

### SIDE ENTRANCE

With Pvcu door to the side drive.

### LANDING

Centrally placed with a spindle gallery rail, Pvcu double glazed window to the front aspect, radiator and access to the roof space.

### BEDROOM 1 4.07m x 3.2m (13'5" x 10'6")

A generous double room enjoying views towards open farm land and including 4 built-in double wardrobes to one wall, radiator and coving. (Measurements to the wardrobe fronts.)

### BEDROOM 2 3.37m x 3.02m (11'1" x 9'11")

A further rear facing double room with radiator, coving and Pvcu double glazed window.

### EN SUITE 1.9m x 1.75m (6'2" x 5'8")

Appointed with a suite to include a close coupled wc, pedestal wash hand basin, glazed and tiled quadrant shower enclosure and Pvcu double glazed window. ( Requires updating.)

### BEDROOM 3 3.64m x 2.87m (11'11" x 9'5")

A forward facing double room with Pvcu double glazed window, radiator, coving and 2 built in wardrobes with central display shelving to one wall.







#### **BEDROOM 4** 2.75m x 1.95m (9'0" x 6'5")

The final forward facing room with Pvcu double glazed window, radiator and coving. ( Minimum measurements excluding the 1.05m door recess.)

#### **BATHROOM** 3m x 2m (9'10" x 6'7")

An indulgent fully tiled, luxury with a suite in white to include a freestanding, double ended roll top bath with side taps, vanity wash stand, glazed and tiled quadrant shower enclosure, close coupled wc, marble effect tiled floor, chrome radiator, spotlighting and Pvcu double glazed window.

#### **OUTSIDE**

The property screened to the front by a neat hedge beyond which there is a neat lawn together with reception parking for 4 cars. There are high timber side gates which open to a further drive and a rear reception area leads to the detached Garage. The remainder of the rear is laid to lawn and enjoys views to open farm land.

#### **TENURE**

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

#### **COUNCIL TAX**

We understand that the latest Council Tax banding indicates that the property is a BAND E . We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

#### **FLOOR PLANS**

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

#### **ANTI MONEY LAUNDERING AND REFERRALS**

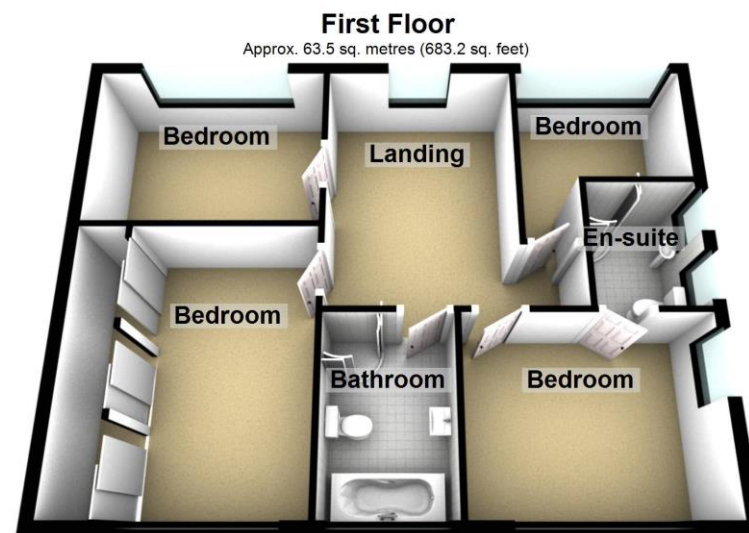
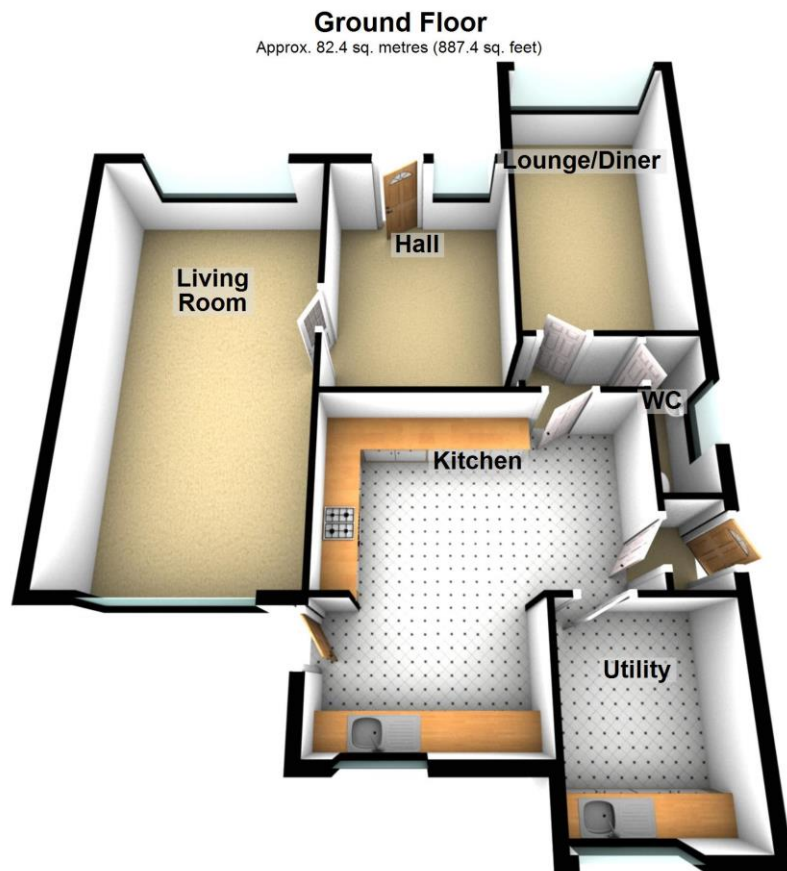
Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out



a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.







Total area: approx. 145.9 sq. metres (1570.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

