



- Immaculate Semi Detached House
- 3 Bedrooms
- Impressive Open Plan Layout
- Downstairs WC
- Soundproof Outbuilding/Bar
- Large Rear Garden
- Ample Off Street Parking
- Chain Free!

Messingham Road, DN17 2QZ,  
£199,950







Positioned on a large plot within the ever popular Bottesford area, this immaculately presented semi detached house on Messingham Road is available to purchase with NO ONWARD CHAIN! The property has undergone a huge renovation scheme over the last 5 years to include full rewire, new boiler, triple glazed windows, new shower room, floor plan alterations to create impressive open plan kitchen/diner with newly fitted kitchen with built in Miele appliances and log burner, new radiators, new flooring, plastering, redecoration and newly built outdoor bar. The internal accommodation briefly comprises of 3 bedrooms and a shower room to the first floor, whilst downstairs boasts an entrance hall, WC and lounge opening into kitchen/diner with French doors. The large plot allows for off street parking for numerous vehicles to the front with double gates to the side opening onto the rear garden which is mainly laid to lawn. An internal inspection is highly recommended, call today to view!! Freehold. Council tax band: A





### Entrance Hall

Having front entrance door, radiator and stairs rising to the first floor.

### Lounge

12' 5" x 13' 5" (3.78m x 4.09m)

Having uPVC triple glazed window to the front aspect, radiator and opening into kitchen/diner.

### Kitchen/Diner

15' 5" x 17' 2" (4.70m x 5.23m)

Having uPVC triple glazed windows to the side aspect, French doors opening onto the rear garden, feature log burner, two vertical radiators, ceiling spotlights, a range of wall and base units with work surfaces over, inset sink, built in induction hob with extractor over, built in double oven, built in steamer, built in combi oven and microwave, built in coffee machine, built in water machine, built in washing machine and built in dishwasher.

### Downstairs WC

Having WC and wash hand basin.

### First Floor Landing

Having uPVC triple glazed window to the side aspect and access to the loft.

### Bedroom 1

9' 3" x 11' 5" (2.82m x 3.48m)

Having uPVC triple glazed window to the rear aspect and radiator.

### Bedroom 2

9' 3" x 10' 3" (2.82m x 3.12m)

Having uPVC triple glazed window to the front aspect, fitted wardrobes and radiator.

### Bedroom 3

6' 2" x 10' 5" (1.88m x 3.17m)

Having uPVC triple glazed window to the front aspect and radiator.

### Shower Room

6' 2" x 6' 6" (1.88m x 1.98m)

Having uPVC triple glazed window to the rear aspect, walk in shower with rainfall shower and additional handheld shower inset, wash hand basin set in vanity unit, WC, ceiling spotlights and heated towel rail.

### Outdoor Bar

Sound proof bar with French doors to the front and rear aspect and WC.

### Outside

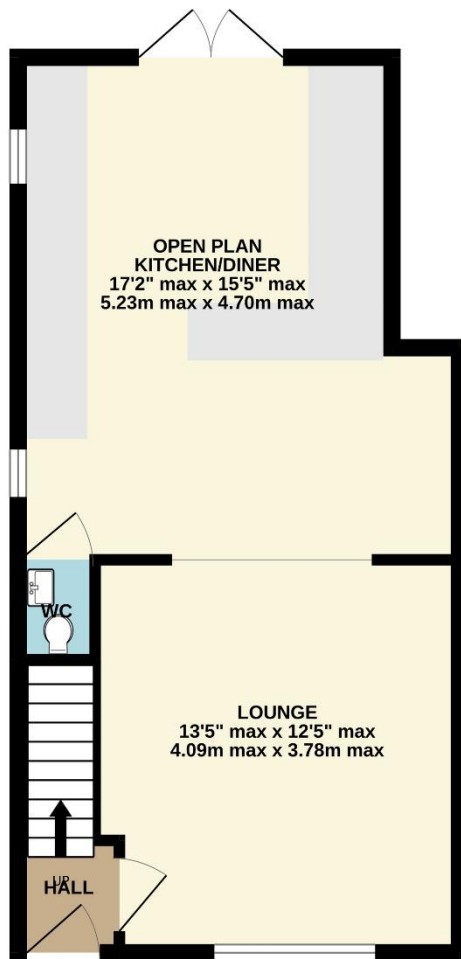
The property sits on a fantastic size plot measuring 98m from front to rear. The front provides ample off street parking for numerous vehicles with a range of plants/shrubs and double gates to the side leading to the rear garden. The generously sized rear garden includes two large lawned areas, paved area, shed, log store and outdoor bar.



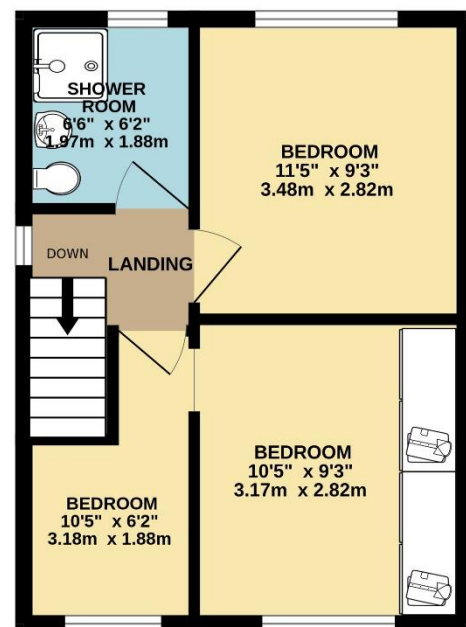




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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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