



**44 Messingham Road  
Scunthorpe, Lincolnshire DN17 2DA  
£120,000**

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properties

Situated on the always popular Messingham Road in Scunthorpe, this two bedroom end terrace property will appeal to first time buyers and investors alike. Boasting a modern kitchen, two double bedrooms, off road parking and a good sized rear garden, this home is deceptively spacious inside and out. Found close to many local amenities including schools, transport links and Ashby High Street, this home needs to be viewed to be appreciated. Viewings available now and come highly recommended to appreciate this delightful home.

The property itself briefly comprises of a hallway, living room, kitchen and bathroom on the ground floor with landing and two double bedrooms on the first floor. Externally, there is off road parking for two vehicles to the front of the property and a good sized, private rear garden with patio and decking areas for entertaining.



## Hallway

Entrance into the property is via the front door into the hallway. Door leads to the living room and stairs lead to the first floor accomodation.

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

## Living Room

13'10" x 11'4" (4.23 x 3.46)

Coving to the ceiling, central heating radiator and uPVC window to the front of the property. Door leads to the kitchen. Includes built in under stairs storage cupboard.

## Kitchen

11'0" x 8'7" (3.36 x 2.64)

A variety of base height and wall mounted units with complimentary counters and splashbacks. Integrated oven, gas hob, overhead extractor and sink and drainer with mixer tap. Space and plumbing for fridge/freezer and washing machine. Coving to the ceiling, two uPVC windows, door leads to the bathroom and external door leads to the rear garden.

## Bathroom

9'9" x 8'8" (2.98 x 2.65)

Three piece suite consisting of toilet, sink and bath with shower over. Coving to the ceiling and uPVC window to the rear of the property.

## Landing

Doors lead to both bedrooms and uPVC window to the side of the property.

## Bedroom One

13'11" x 11'3" (4.26 x 3.45)

Carpeted throughout with central heating radiator, uPVC window to the front of the property and built in over stairs storage cupboard.

## Bedroom Two

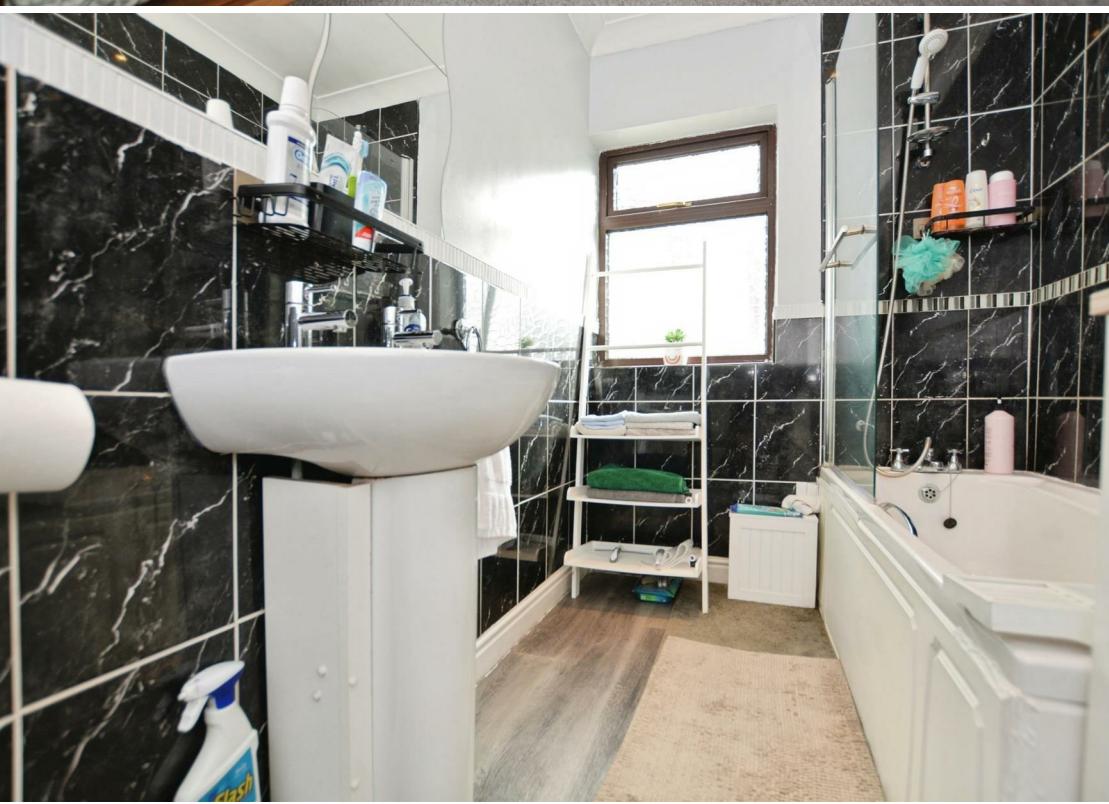
14'4" x 9'8" (4.39 x 2.97)

Carpeted throughout with central heating radiator, uPVC window to the rear of the property and built in storage along one wall.

## External

To the front of the property is off road parking on a block paved drive with gated access to the rear garden. To the rear is a good sized garden with raised paved patio area with steps down to a wood chipped garden with decking area and summer house. Includes a variety of established trees and borders.

## Disclaimer





## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77
(81-91)	B	
(69-80)	C	
(58-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(58-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.