



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.

### 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

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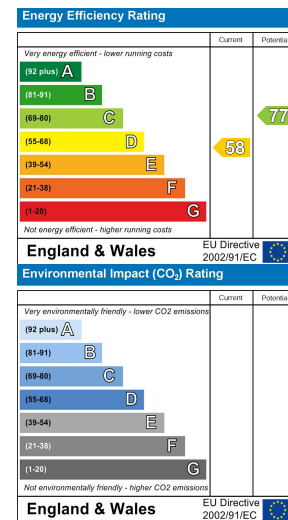












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Plan produced using PlanUp.