



62 KEALHOLME ROAD SCUNTHORPE, DN17 3SX

£325,000
FREEHOLD

Situated in a sought-after cul-de-sac within the highly desirable village of Messingham, this individually built four-bedroom detached home offers spacious and well-presented accommodation ideal for family living. With a generous layout including a large kitchen diner, two reception rooms, and four well-proportioned bedrooms, along with a private rear garden and ample parking, this property ticks all the boxes. Offered for sale with no onward chain, this is a fantastic opportunity to secure a long-term family home in a prime village location.



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62 KEALHOLME ROAD

DESCRIPTION

INDIVIDUALLY BUILT FOUR BEDROOM DETACHED FAMILY HOME – SOUGHT AFTER CUL-DE-SAC POSITION – NO ONWARD CHAIN

Tucked away in a sought-after cul-de-sac on Kealholme Road in the highly regarded village of Messingham, this individually built four-bedroom detached home offers spacious and versatile accommodation, perfect for family living. Well presented throughout and offered for sale with no onward chain, this is a fantastic opportunity to secure a home in a desirable location.

Step inside the welcoming entrance hallway where you will find stairs rising to the first floor and access to all of the ground floor accommodation.

The spacious front-facing kitchen is fitted with a range of wall and base units with complementary worktops, offering ample storage and preparation space. There is room for appliances including a range-style cooker, along with plenty of space for a dining table and chairs, making this a great hub of the home. Leading off the kitchen is a separate utility room providing additional storage and space for a washing machine, along with a convenient side exit door.

Also accessed from the hallway is a handy ground floor WC.

To the rear of the property are two generous reception rooms. The large lounge features a fireplace, creating a cosy focal point, while the dining room benefits from French doors opening out to the rear garden, ideal for entertaining and family gatherings.

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom is fitted with a range of built-in wardrobes and benefits from its own en-suite

shower room. Bedroom two is another spacious double with a walk-in wardrobe area. Bedrooms three and four are ideal as children's rooms, with bedroom four also benefitting from fitted wardrobes and a useful desk area.

The family bathroom is particularly impressive in size and features an oval spa bath, separate walk-in shower, vanity sink unit, and WC with built-in storage, offering both practicality and a touch of luxury.

Externally, the property continues to impress. To the front, a large driveway provides ample off-road parking and leads to a single garage. The front garden is attractively landscaped with planted shrubs and a gated side access.

To the rear, the fully enclosed garden offers a great outdoor space for families, featuring two paved patio areas, a lawn, and well-stocked planted borders - perfect for relaxing, entertaining, and enjoying the outdoors.

This is a superb family home in a desirable location, offering space, flexibility, and excellent presentation throughout.

Entrance Hallway

Step inside the welcoming entrance hallway with stairs rising to the first floor and doors providing access to all ground floor accommodation.

Kitchen Diner

A spacious front-facing kitchen fitted with a range of wall and base units with complementary worktops. There is ample space for appliances including a range-style cooker, along with plenty of room for a dining table and chairs, making this a true family hub.



Utility Room

Leading off the kitchen, the utility room provides additional storage and space for a washing machine, along with a convenient side exit door.

Ground Floor WC

A handy and practical addition, accessed from the hallway.

Lounge

Positioned to the rear, the large lounge offers a comfortable living space with a feature fireplace creating a central focal point.

Dining Room

Also to the rear, the dining room benefits from French doors opening out to the garden, ideal for entertaining and indoor-outdoor living.

First Floor Landing

Providing access to all four bedrooms and the family bathroom.

Master Bedroom

A spacious double bedroom fitted with a range of built-in wardrobes and benefiting from its own en-suite shower room.

En-Suite

Fitted with a shower, WC, and wash hand basin.

Bedroom Two

A generous double bedroom featuring a walk-in wardrobe area.

Bedroom Three

A well-proportioned bedroom, ideal for children or guests.

Bedroom Four

Another good-sized room, benefitting from fitted wardrobes and a built-in desk area, perfect for a home office or study space.

Family Bathroom

A large family bathroom fitted with an oval spa bath, separate walk-in shower, vanity sink unit, and WC with built-in storage.

Outside

To the front, a spacious concrete driveway provides ample off-road parking and leads to a single garage. The front garden is attractively landscaped with planted shrubs and includes gated side access.

To the rear, the fully enclosed garden offers a fantastic space for families, featuring two paved patio areas, a lawn, and well-stocked planted borders — ideal for relaxing and entertaining.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

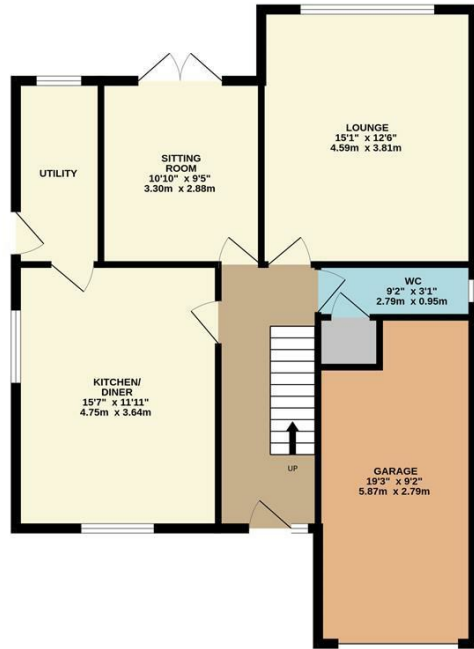
Viewings – By Appointment Only

Floor Area – 1496.00 sq ft

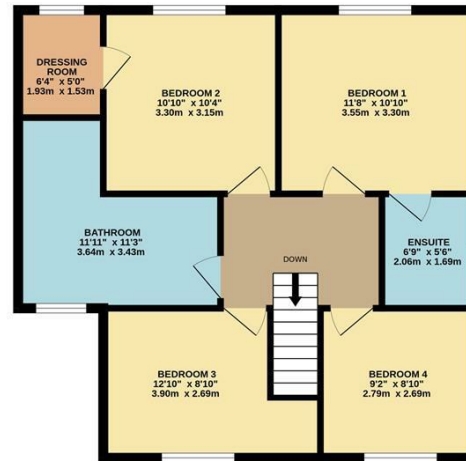
Tenure – Freehold



GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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