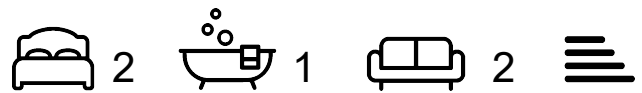




## Leaburn Road

Messingham, Scunthorpe, DN17 3SR

£750 Per Month



Council Tax: B



# 19 Leaburn Road

Messingham, Scunthorpe, DN17 3SR

£750 Per Month



## Living Room

19'8" x 10'2" (6.00m x 3.10m)

The living room is a generous space featuring a large window that fills the room with natural light. It offers ample space for seating and relaxation, complemented by a charming fireplace that adds a cosy feel to the room. The neutral décor and carpeted floor create a warm and inviting atmosphere.

## Kitchen

11'10" x 7'10" (3.60m x 2.40m)

The kitchen is fitted with wooden cabinets and dark countertops, creating a practical and welcoming cooking space. It includes a built-in oven and hob with an extractor fan above, and a double sink beneath a window that overlooks the front garden. The tiled splashbacks and vinyl flooring complete the look with easy maintenance in mind.

## Bedroom 1

12'2" x 10'2" (3.70m x 3.10m)

Bedroom 1 is a comfortable double room featuring a large window that allows in plenty of daylight. It is decorated in a soft, neutral palette with carpeting underfoot and includes a built-in wardrobe with mirrored doors, providing excellent storage solutions. The room is finished with tasteful lighting and decor that creates a restful ambiance.

## Bedroom 2

8'10" x 7'11" (2.70m x 2.40m)

Bedroom 2 offers a bright and airy space ideal as a second bedroom or study. It features a large window, neutral walls, and wood-effect flooring that complement the light and airy feel. The room connects directly to the conservatory, enhancing its versatility and natural light.

## Bathroom

7'10" x 4'9" (2.39m x 1.46m)

The bathroom is fitted with a modern white suite including a bathtub with a curved glass shower screen and overhead shower. The walls are finished with light tiles and a feature vertical strip of mosaic tiles, while the room benefits from a large frosted window that provides natural light and ventilation. A heated towel rail and stylish vanity unit add to the practical and fresh feel of this space.

## Conservatory

8'10" x 7'10" (2.70m x 2.40m)

The conservatory is a bright and charming space featuring large windows and a door that opens out to the rear garden. It is floored with light timber-effect laminate and enjoys plenty of natural light, making it an ideal spot for relaxation or casual seating while enjoying garden views.

## Front Exterior

The front exterior is well maintained with a neatly trimmed lawn bordered by established shrubs and small trees. A paved path leads to the entrance, and the property benefits from a driveway providing off-road parking and access to a useful garden shed. The overall look is welcoming and tidy, with good kerb appeal.

## Rear Garden

The rear garden features a paved patio area perfect for outdoor seating and entertaining. Beyond the patio, there is a gravelled section and a gated access to the side. The garden is enclosed with timber fencing, providing privacy and a blank canvas for gardening or outdoor activities.

Tel: 01724 700000

## Study

A versatile additional room that could be used as a study or small office. It features a laminate floor, neutral walls, and a window that overlooks the garden. The space includes a desk area and a pet crate, demonstrating flexible usage options, with access through double doors to the conservatory.

## Dining Room

The dining area is a cosy corner with patterned wallpaper and dark carpet. It features a small wooden dining table with seating, and a large aquarium adding a unique decorative touch. The space is intimate and well suited for meals or a quiet corner to unwind.



## Road Map



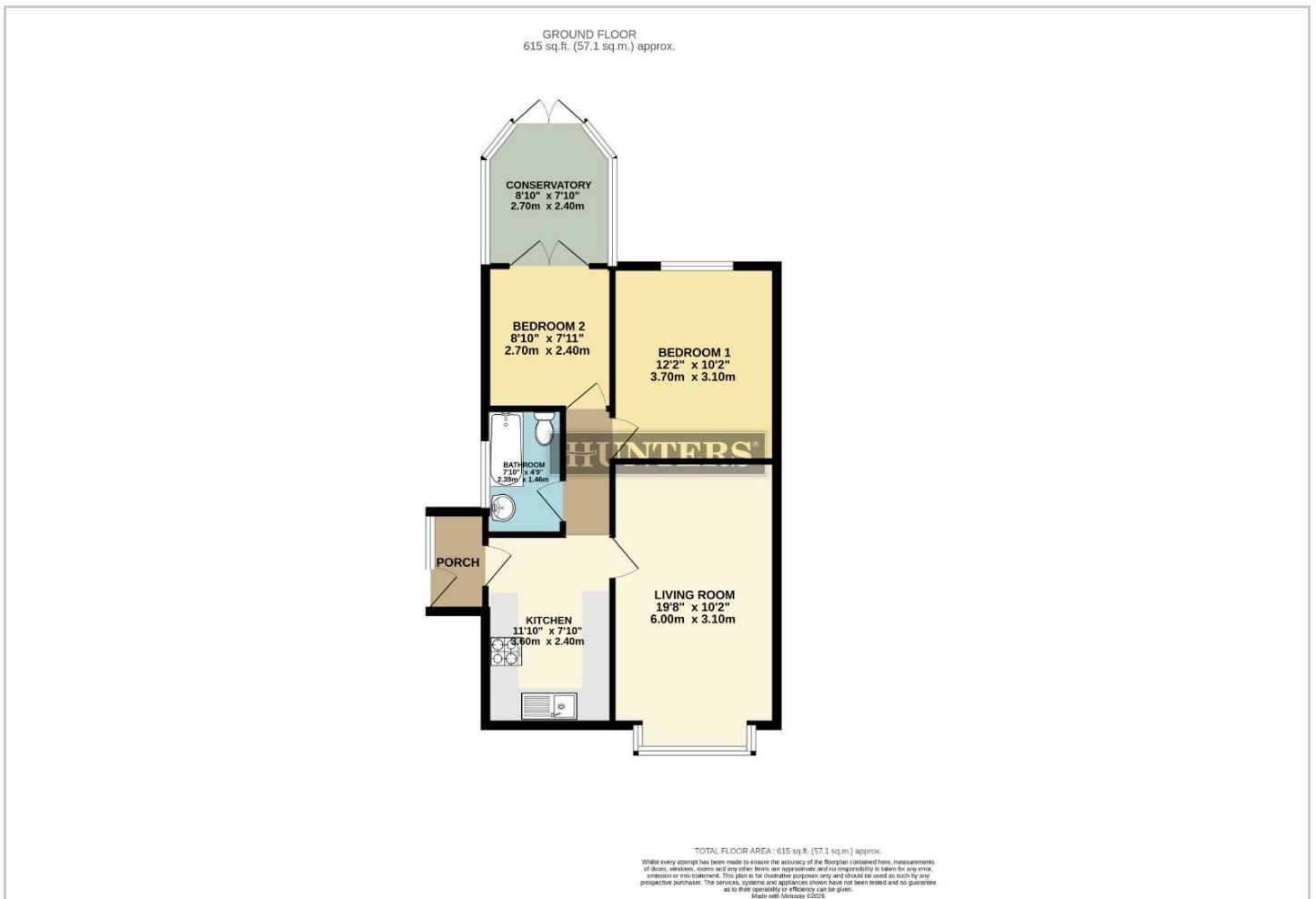
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.