



30 MESSINGHAM LANE
BRIGG, DN20 9AZ

£325,000
FREEHOLD

A fantastic opportunity to acquire a substantial four-bedroom detached family home, occupying a generous plot on the highly regarded Messingham Lane in Scawby.



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30 MESSINGHAM LANE



DESCRIPTION

Offering excellent proportions, extensive off-street parking and wonderful open field views to the rear, this is a home with plenty of space to grow into and the potential to truly make your own.

Ideally positioned for access to well-regarded schooling, local amenities and excellent road and motorway links, the property combines a desirable village setting with superb practicality for family life.

The accommodation begins with a welcoming entrance hallway leading into an impressive, generously proportioned forward-facing living and dining room, providing ample space for both relaxing and entertaining. There is a kitchen breakfast room, separate utility room and convenient ground-floor W.C., together with an additional reception room which would make an excellent children's playroom, snug or substantial home office.

To the first floor, bedroom one benefits from its own en-suite facilities, while three further good-sized bedrooms provide excellent family accommodation and are served by the main family bathroom. Externally, the property really comes into its own. Set well back from the road with an impressive amount of frontage, a long driveway provides extensive off-street parking and leads to a detached garage. The good-sized rear garden enjoys an open aspect across neighbouring fields, creating a lovely sense of space and a fantastic backdrop to the home.

Messingham Lane represents a superb opportunity for buyers looking to secure a sizeable family property in a sought-after location, with the space, setting and potential to create a home perfectly suited to their own style and needs.

Viewing is highly recommended to fully appreciate the size, position and potential this fantastic family home has to offer.

ENTRANCE HALLWAY

Accessed through a timber door with a uPVC double glazed window to front aspect, stairs to the first floor, under stairs storage and a radiator.

LIVING ROOM

Dual aspect with a uPVC double glazed bay window to front aspect and uPVC double glazed windows and door to rear aspect, log burning stove and radiators X 2.

KITCHEN

With a uPVC double glazed bay window to rear aspect, range of wall and base units with timber effect worktops, electric fan assisted oven with gas hob and extractor fan, space for a fridge/freezer, space for a six seater table and a radiator.

UTILITY

With a uPVC double glazed window to rear side aspect, wall and base units with laminate worktops, stainless steel sink, space for a washing machine and dryer, housing boiler and a radiator.

REAR PORCH

Accessed through a uPVC double glazed door.

PLAY ROOM / OFFICE

With a uPVC double glazed window to front aspect and a radiator.

FIRST FLOOR LANDING

With a uPVC double glazed window, loft hatch access and a radiator.

MASTER BEDROOM

With uPVC double glazed windows to front and side aspect and a radiator.

MASTER EN-SUITE

With 2 X uPVC double glazed windows to side aspect, WC, hand wash basin and cubicle shower.

BEDROOM TWO

With a uPVC double glazed window to rear aspect, radiator and built in wardrobes.

BEDROOM THREE

With a uPVC double glazed window to front aspect, built in wardrobes and a radiator.

BEDROOM FOUR

With a uPVC double glazed window to front aspect and a radiator.

FAMILY BATHROOM

With a uPVC double glazed window, rolltop bath, WC, vanity housed hand wash basin, shower cubicle and a chrome towel heater.

EXTERNALLY

The front of the property is laid to lawn with a concrete driveway providing off street parking for several vehicles. The non over looked rear garden is fully enclosed, laid to lawn with a patio area, the driveway leads to the detached garage.

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ADDITIONAL INFORMATION

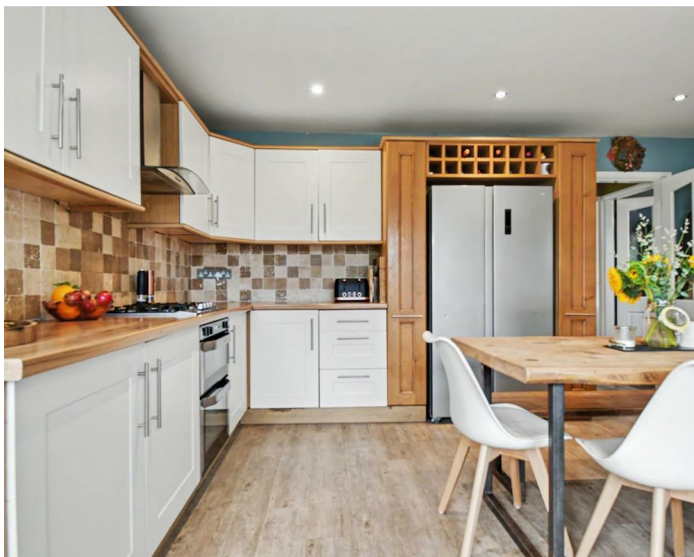
Local Authority –

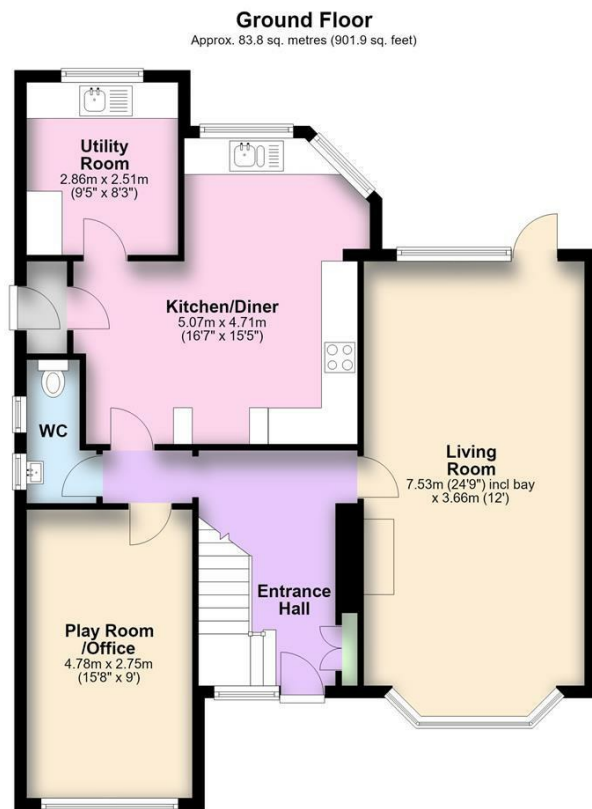
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1582.00 sq ft

Tenure – Freehold





Total area: approx. 148.6 sq. metres (1599.3 sq. feet)
30 Messingham Lane



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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