

# HUNTERS®

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## Messingham Road

Scunthorpe, DN17 2LL

Offers In The Region Of £238,000



Council Tax: D

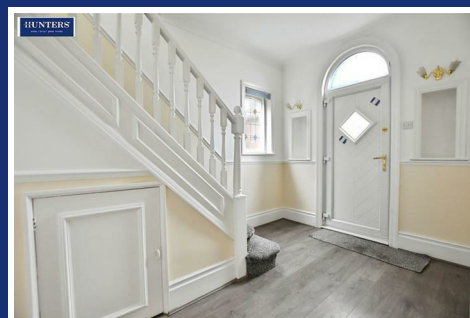
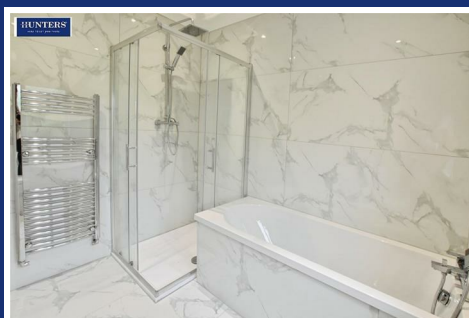
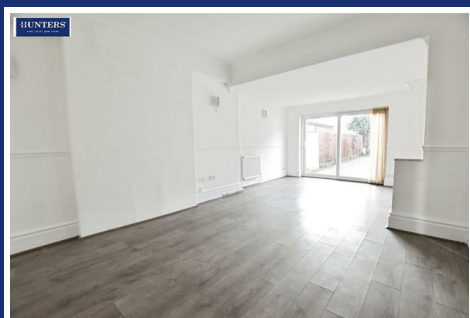




# 11A Messingham Road

Scunthorpe, DN17 2LL

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## Front

Attractive front to the home, with an area allowing for off road parking.

## Garden

The rear garden extends generously from the property, enclosed by fencing and mature trees for privacy. The lawn is natural and somewhat overgrown, offering a blank canvas for gardening enthusiasts to create their ideal outdoor space. A paved patio area immediately outside the sliding doors provides a practical spot for outdoor seating or dining.

## Sitting Room

12'0" x 11'11" (3.65m x 3.63m)

Sitting room to the front of the home, with curved bay window that allows natural light to flood the room.

## Living Room

22'0" x 12'4" (6.70m x 3.77m)

Living room to the rear aspect of the home with sliding glass doors at the far end of the room provide direct access to the rear patio and garden, filling the space with natural light.

## Kitchen

21'10" x 7'11" (6.66m x 2.41m)

This kitchen is a practical and bright space, fitted with white cabinetry and contrasting dark work surfaces. The floor is tiled in dark grey with a subtle geometric pattern, complementing the stylish black and white checkerboard tiled splashbacks.

## Bedroom 1

11'11" x 11'6" (3.62m x 3.50m)

The first bedroom is generously sized with a soft grey carpet and a large curved bay window that allows plenty of natural light. Fitted wardrobes with white panelled doors provide ample storage, complemented by built-in overhead cupboards.

## Bedroom 2

11'11" x 11'8" (3.64m x 3.56m)

Bedroom 2 is bright and spacious, featuring a large window that invites plenty of daylight. The room is finished with a neutral colour scheme and fitted with a built-in wardrobe for added storage. The overall atmosphere is light and airy, offering a comfortable space for a double bed and additional furnishings.

## Bedroom 3

8'1" x 7'5" (2.46m x 2.26m)

Bedroom 3 is a smaller room ideal for use as a single bedroom, nursery or study.

## Bathroom

7'10" x 6'11" (2.39m x 2.10m)

This bathroom has been finished to a high standard, with large white tiles featuring subtle grey marbling that cover the walls and floor. It is fitted with a bath, a separate shower enclosure with a glass door, a modern wash basin set into a sleek vanity unit, a toilet, and a chrome towel radiator.

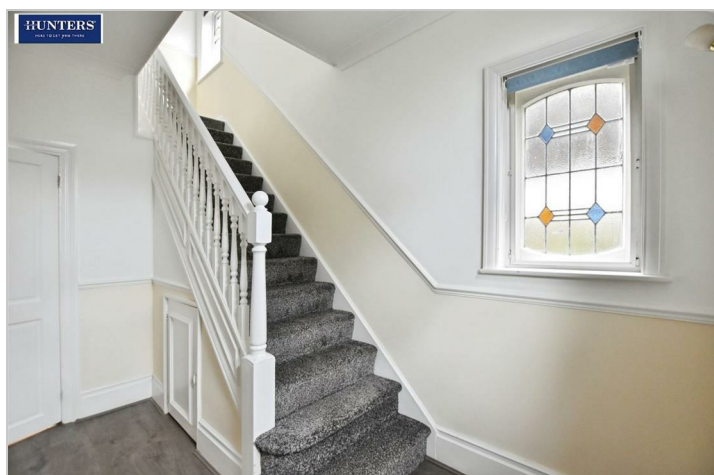
## Garage & Outbuilding

Garage to the rear of the home, with large storage area and additional space - potential for games room / home office, if required.

Tel: 01724 700000

Attractive, traditionally built home, which sits back from the road - with a driveway, offering ample off road parking. The property comprises, in brief; two generous reception rooms, fitted kitchen, three bedrooms and a modern bathroom. To the rear of the home there is a large garden, which is predominantly laid to lawn, with a patio seating area. The garden also houses the garage and large storage area - which has a further area, which could be used for a games room / home office. In addition to this the property benefits from a gas central heating system and double glazing.

This home, which is being offered with no onward chain, is located centrally, close to local schools, amenities and bus routes. Nearby there is Ashby, offering a variety of individual shops, restaurants and a weekly market. Viewing recommended!



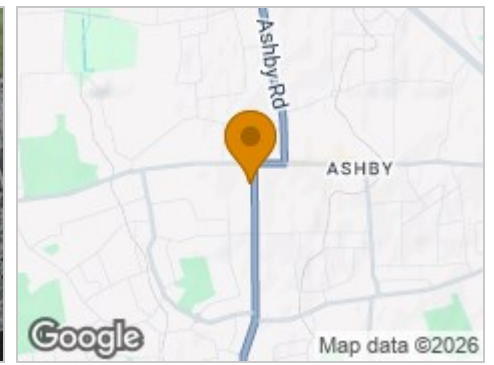
## Road Map



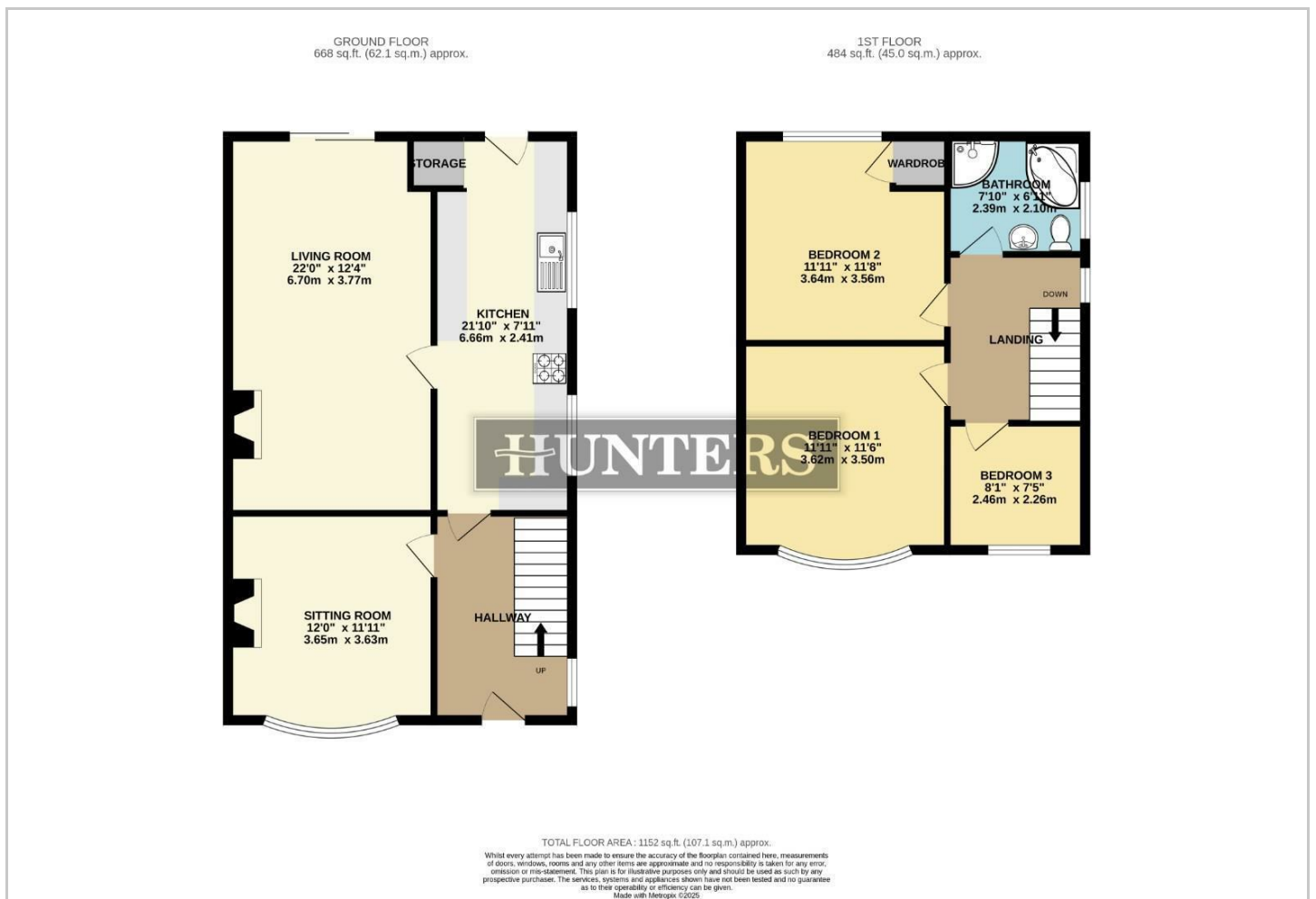
## Hybrid Map



## Terrain Map



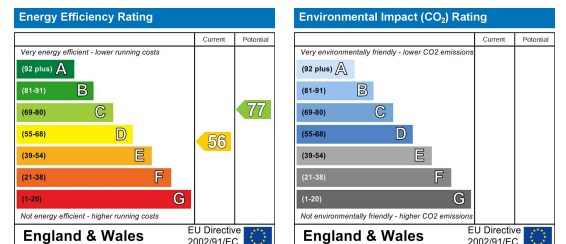
## Floor Plan



## 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.