



**97 BRIGG ROAD**  
**SCUNTHORPE, DN17 3QX**

**£425,000**  
**FREEHOLD**

Welcome to Brigg Road, Messingham – a superb detached home in a highly sought-after village location.



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01724 642002

# 97 BRIGG ROAD

## DESCRIPTION

This immaculately presented and versatile property offers exceptional space and flexibility to suit a variety of lifestyles – whether you're a growing family in need of generous rooms or looking to downsize with the option of single-level living, this home ticks all the boxes.

On arrival, you're greeted by instant kerb appeal with a sweeping driveway, double garage, and ample off-street parking.

Inside, the accommodation is light, modern, and beautifully maintained throughout. From the entrance hall, a cosy snug living room sets the tone, leading into a stunning kitchen/breakfast room with an extensive range of units, large windows, and spotlights flooding the space with natural light. A formal dining room sits just off the kitchen – perfect for Christmas dinners and family gatherings – which in turn opens into a spacious family room with picture windows overlooking the gardens.

The ground floor also provides two well-proportioned bedrooms – a generous double and a large single – served by the family bathroom.

Upstairs, the principal suite impresses with its size and excellent storage, featuring extensive built-in wardrobes and a chic hotel-style shower room with inset mood lighting. A further good-sized bedroom completes the first floor.

Externally, the property truly shines. The large, landscaped gardens are laid mainly to lawn, with plenty of room for children to play. A covered seating area and bar with outdoor fridge create the perfect entertaining space, while there's still ample room for features such as a climbing frame and even a zip line.

A fantastic, versatile home in one of the area's most desirable villages – early viewing is highly recommended.

## ENTRANCE PORCH

Accessed through a composite door leading into:-

## ENTRANCE HALLWAY

With stairs to the first floor and a radiator.

## LIVING ROOM

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

## KITCHEN

With a uPVC double glazed window and door to rear aspect, range of wall and base units with laminate worktops, composite one and a half drainer sink, integrated dishwasher, integrates washer/dryer, eye level electric fan assisted oven and grill, induction hob and extractor fan, space for an American style fridge/freezer, breakfast bar.

## DINING ROOM

With a uPVC double glazed window to side aspect, radiator and space for a six seater table and chairs.

## FAMILY ROOM

With uPVC double glazed French doors to side aspect and uPVC double glazed window to rear aspect and a radiator.

## BEDROOM FOUR

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

## BEDROOM THREE

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

## FAMILY BATHROOM

With an opaque uPVC double glazed window to side



aspect, panelled bath, WC, vanity housed hand wash basin, cubicle shower and a chrome towel heater.

### **FIRST FLOOR LANDING**

With a Velux style window to rear aspect, radiator and storage to the eaves.

### **BEDROOM ONE**

With 3 X Velux style windows to rear aspect, radiator, built in wardrobes and storage to the eaves.

### **BEDROOM TWO**

With 2 x Velux style windows to front aspect, radiator and storage.

### **UPSTAIRS BATHROOM**

With Velux style window to rear aspect, walk in shower, WC, vanity housed hand wash basin and a chrome towel heater.

### **EXTERNALLY**

The front of the property is laid to lawn with mature hedging, sweeping driveway that lead to the detached double garage. The rear garden is fully enclosed, laid to lawn with a cover bar area and decked seating area.

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**ADDITIONAL INFORMATION**

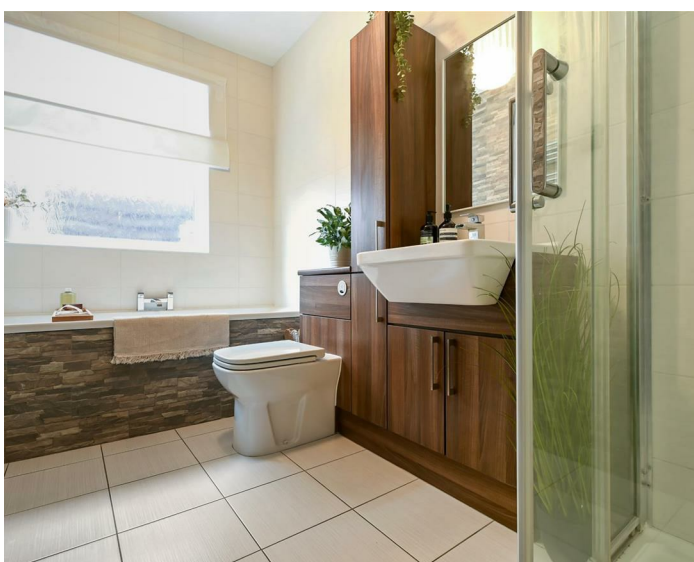
**Local Authority –**

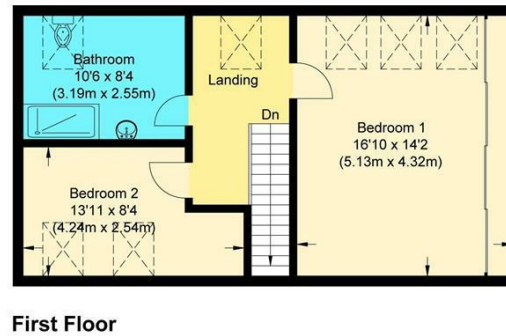
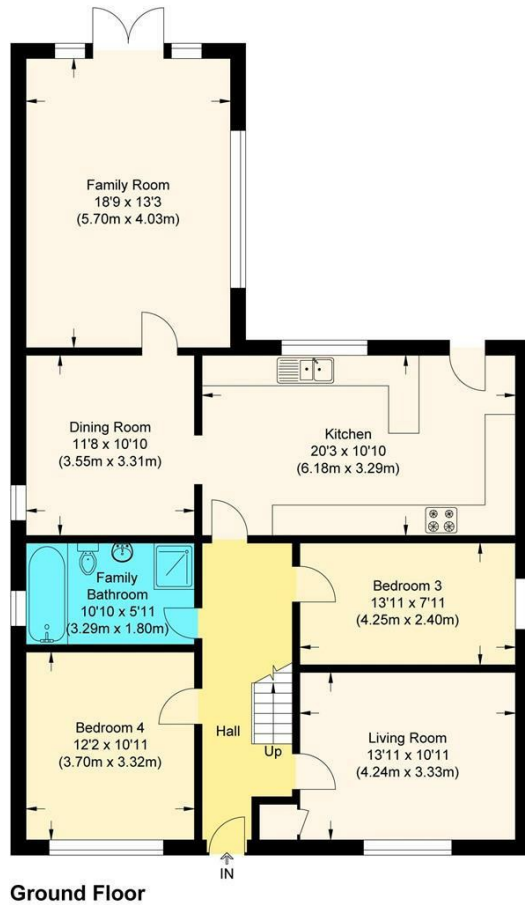
**Council Tax – Band C**

**Viewings – By Appointment Only**

**Floor Area – 1808.00 sq ft**

**Tenure – Freehold**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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