



36 Leaburn Road, Scunthorpe, DN17 3SR

£275,000

Immaculate detached bungalow in the heart of Messingham. Perfectly presented with clean, neutral decor and excellent rooms sizes throughout. Sat on a lovely plot with a wide drive, low maintenance gardens and close to amenities, this is an ideal bungalow in our opinion.

We have a spacious hall with fitted storage kitchen diner, separate utility room, lounge with conservatory at the rear, double bedrooms at the front and back, a lovely modern bathroom with separate bath and shower, gated drive, detached garage and secure garden too.

Viewings are available by appointment. Please get in touch to book.

Entrance



Utility 7'4" x 5'11" (2.25m x 1.81m)



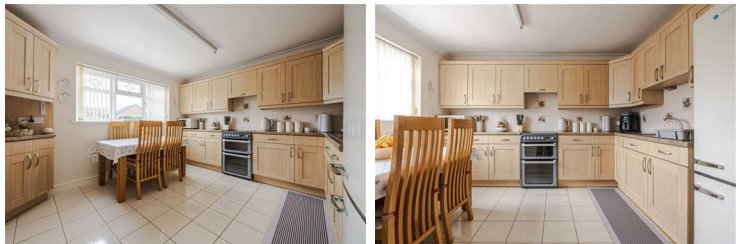
Lounge 12'11" x 12'10" (3.94m x 3.92m)



Bedroom one 12'11" x 12'5" (3.94m x 3.80m)



Kitchen 11'10" x 11'8" (3.62m x 3.57m)



Bedroom two 13'7" x 11'9" (4.15m x 3.59m)



Conservatory 13'9" x 7'8" (4.20m x 2.34m)



Bathroom 8'2" x 7'10" (2.51m x 2.41m)

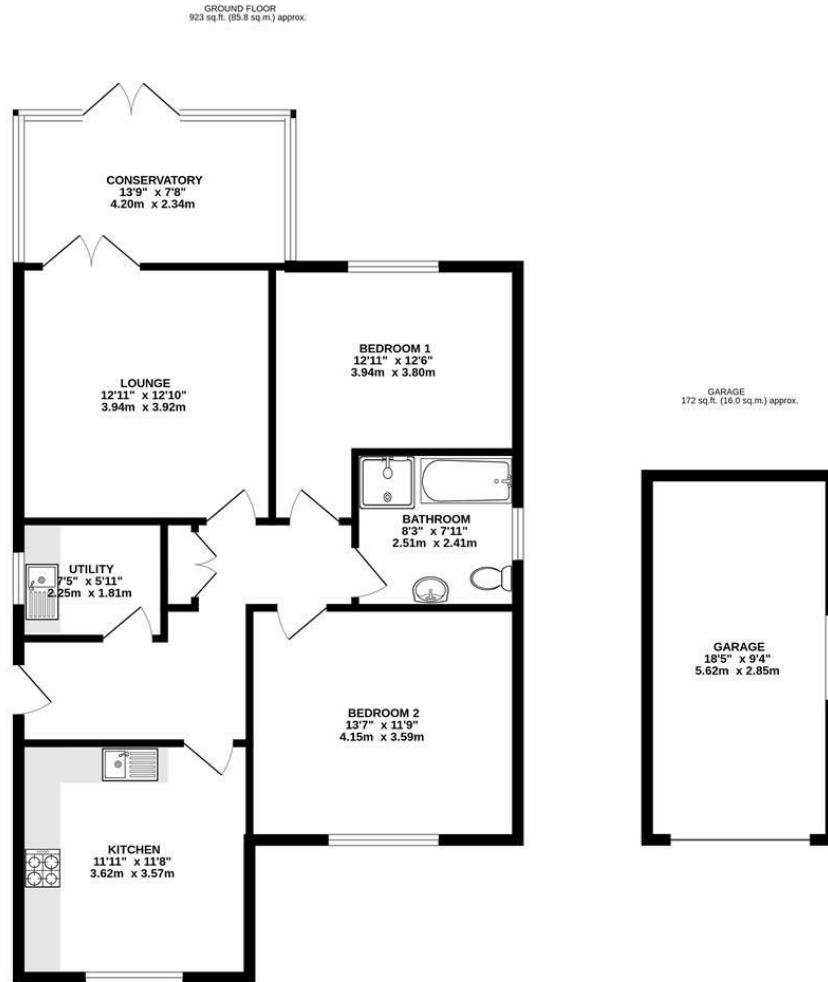


Outside



Garage 18'5" x 9'4" (5.62m x 2.85m)

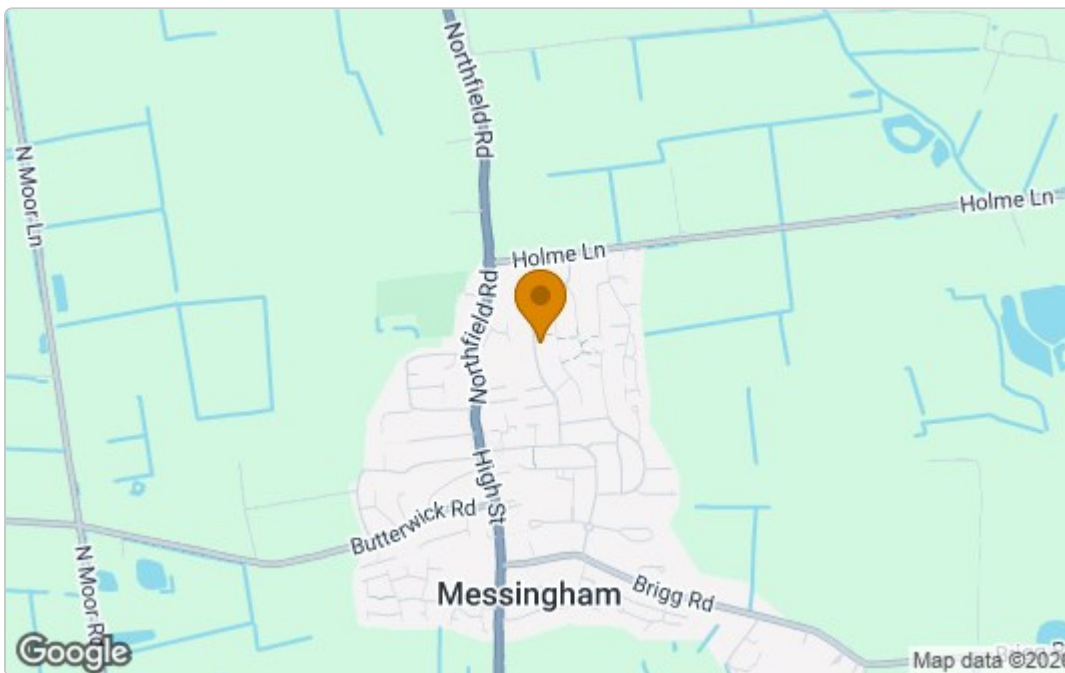
# Floor Plan



TOTAL FLOOR AREA: 1095 sq.ft. (101.8 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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## Area Map



## Energy Efficiency Graph

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>		
(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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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