



## 5 Ashlin Court, Messingham

£120,000 Freehold

Open plan living area • Fireplace • Modern kitchen • Walk-in shower • Conservatory • French doors to garden • Private patio area • Fenced garden • Built-in wardrobe • Private entrance

Modern end terrace bungalow in Messingham with 1 double bedroom, conservatory, low-maintenance gardens, parking nearby, uPVC double glazing, and gas central heating. Viewing recommended.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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- Fireplace
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### Front Entrance Hallway

Side composite double glazed entrance door with patterned and leaded glazing and front uPVC double glazed window, PVC clad finish to ceiling and doors through to;

### Kitchen

Front woodgrain effect uPVC double glazed window. The kitchen enjoys an extensive range of white fronted fronted furniture with brushed aluminium style pull handles with two glazed display cabinets and having a complementary high gloss patterned worktop incorporating a single sink unit with drainer to the side and block mixer tap, built-in two ring electric hob with overhead extractor, space for an upright fridge freezer, tiled effect flooring, PVC clad finish to ceiling, fluorescent ceiling spotlights and door leads through to;



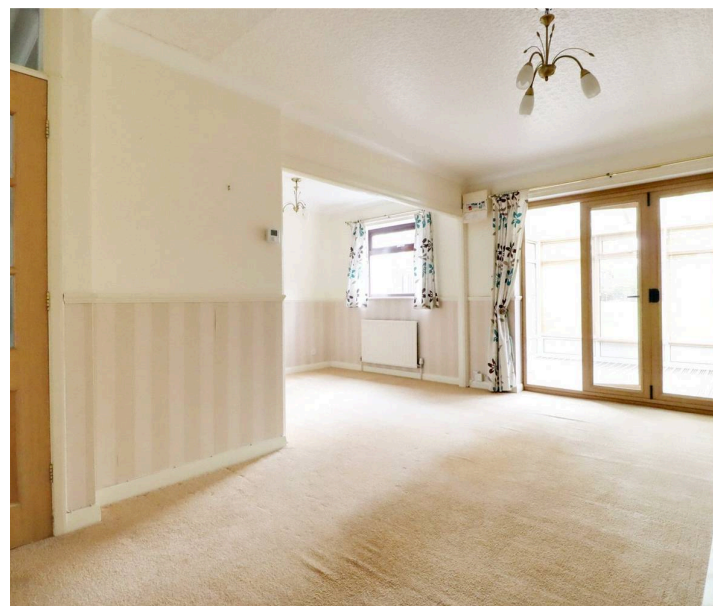
### Inner Hallway

Enjoys a generous storage cupboard housing a wall mounted gas central heating boiler and tiled walls.

### Lounge

15' 11" x 9' 10" (4.86m x 3.00m)

Having open access to a dining area, handsome electric fire with marbled hearth backing and mahogany surround and projecting mantel, dado railing and wall to ceiling coving and internal light wood grain effect uPVC double glazes bi-folding doors leads to the conservatory.





### **Dining Room**

7' 5" x 8' 11" (2.25m x 2.71m)

With a rear woodgrain effect uPVC double glazed windows and dado railing.

### **Pleasant Rear Conservatory**

Enjoying surrounding uPVC double glazed windows, side French doors allowing access to a courtyard garden area, polycarbonate hipped and pitched roof.

### **Front Double Bedroom 1**

11' 11" x 9' 5" (3.64m x 2.88m)

Having front woodgrain effect uPVC double glazed window, fitted wardrobes and wall to ceiling coving.

### **Shower Room**

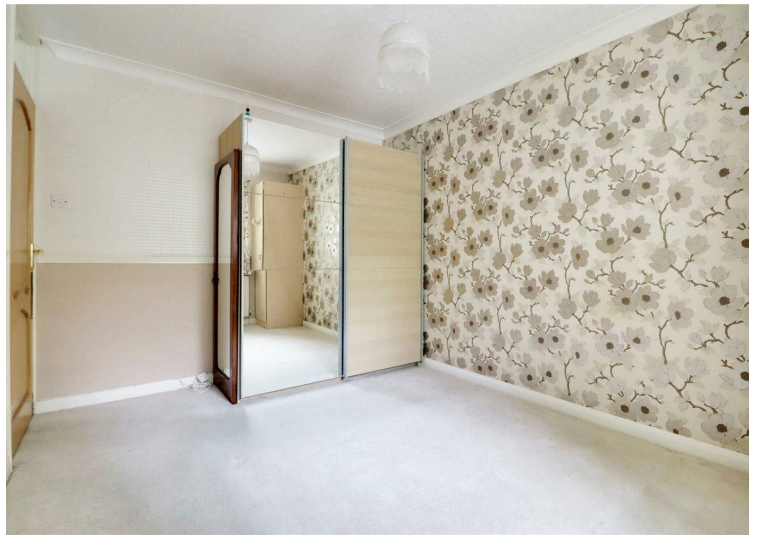
4' 7" x 9' 7" (1.40m x 2.93m)

With twin side uPVC double glazed windows with patterned glazing providing a modern suite in white comprising a close couple low flush WC, adjoining vanity unit with a polished top above housing a wash hand basin, double shower cubicle with mains shower and glazed screen, chrome towel rail, fully tiled walls and clad finish to ceiling.

### **Grounds**

Courtyard gardens for ease of maintenance with a front flagged garden providing a seating area with concrete steps and iron railing leading to the pedestrian foot path which allows ease of access to the village centre. To the rear there is a flagged courtyard style garden area with access communal lawned garden.

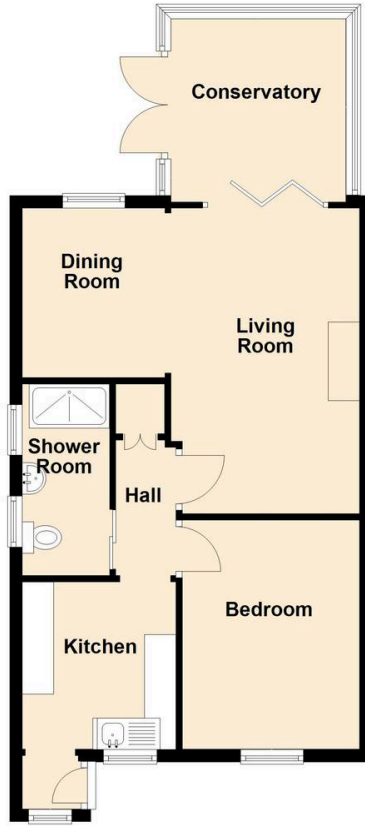






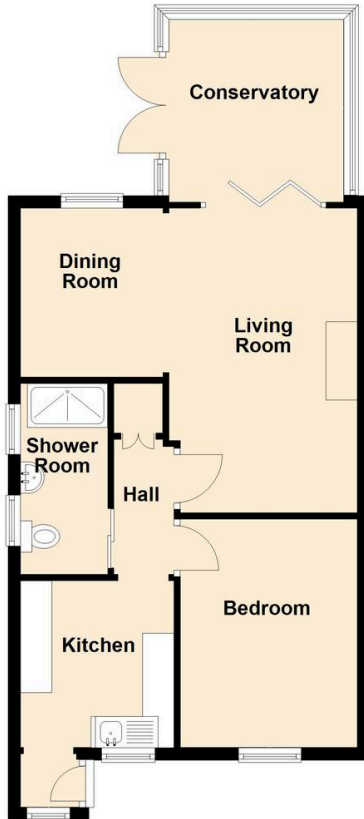
**Ground Floor**

Approx. 55.5 sq. metres (597.4 sq. feet)



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