



- Sought After Messingham Location
- Detached Family Home
- 4 Bedrooms
- 2 Bathrooms plus Downstairs WC

- 2 Reception Rooms
- Kitchen/Diner plus Utility Room
- Generously Sized Rear Garden
- 19ft7x17ft6 Garage

New Row, Messingham, DN17 3RY,
£425,000





Starkey&Brown are delighted to offer for sale this unique family home with a fantastic rear garden. Situated on an exclusive road which is located off the main High Street, New Row sits in the sought after village of Messingham. Spacious and beautifully presented throughout, the accommodation briefly comprises of 4 well proportioned bedrooms, family bathroom and separate shower room to the first floor, whilst downstairs boasts a lounge, snug, kitchen/diner, utility room and downstairs WC. Outside the property has off street parking, EV charging point, a double garage and an enclosed south facing garden to the rear. The village of Messingham offers a wide range of local amenities to include doctor's surgery, local library, brilliant schools, shops, restaurants, public houses, childcare facilities as well as offering a wide range of public transport routes. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: D



Entrance Hallway

Having door and window to the front aspect, radiator, coved ceiling and stairs rising to the first floor.

Lounge

12' 0" x 17' 6" (3.65m x 5.33m)

Having double glazed windows to the front and rear aspects, two radiators, coved ceiling and feature log burner.

Kitchen/Diner

11' 4" x 17' 6" (3.45m x 5.33m)

Having double glazed windows to the front and rear aspects, radiator, ceiling spotlights, electric underfloor heating, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in microwave, built in oven, built in induction hob with extractor over, built in dishwasher, built in bin and food waste disposer.

Snug

14' 5" x 13' 10" (4.39m x 4.21m)

Having double glazed window and French doors to the rear aspect, coved ceiling, radiator and under stairs storage cupboard.

Utility Room

9' 2" x 7' 9" (2.79m x 2.36m)

Having door to the rear aspect, coved ceiling, spotlights, built in cupboard, wall and base units with work surfaces over and space/plumbing for white goods.

Downstairs WC

5' 5" x 2' 9" (1.65m x 0.84m)

Having double glazed window to the front aspect, WC, wash hand basin, radiator, coved ceiling and ceiling spotlights.

Inner Hall

Having door to the front aspect, door into garage, storage cupboard, coved ceiling and radiator.

First Floor Landing

Having double glazed window to the rear aspect, coved ceiling, radiator and ceiling spotlights.

Bedroom 1

11' 8" x 15' 9" (3.55m x 4.80m)

Having double glazed window to the front aspect, radiator, coved ceiling, built in cupboard and fitted wardrobes.

Bathroom

8' 8" x 5' 6" (2.64m x 1.68m)

Having double glazed window to the side aspect, panelled bath with shower over, wash hand basin set in vanity unit, WC, heated towel rail and ceiling spotlights.

Bedroom 2

12' 1" x 10' 7" (3.68m x 3.22m)

Having double glazed window to the front aspect, radiator and coved ceiling.

Bedroom 3

11' 9" x 10' 7" (3.58m x 3.22m)

Having double glazed window to the front aspect, loft access, built in cupboard, radiator and coved ceiling.

Bedroom 4

8' 7" x 9' 3" (2.61m x 2.82m)

Having double glazed window to the rear aspect and radiator.

Shower Room

8' 4" x 3' 7" (2.54m x 1.09m)

Having double glazed window to the rear aspect, shower cubicle, wash hand basin and WC set in vanity unit, radiator and ceiling spotlights.

Garage

19' 7" x 17' 6" (5.96m x 5.33m)

Having electric roller door, light, power, gas central heating boiler and loft storage space.

Outside

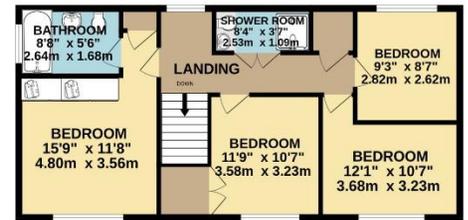
Having off street parking, EV charging point, double garage and enclosed rear garden which is mainly laid to lawn with a decking area, range of plants/shrubs and an outdoor bar.





GROUND FLOOR

1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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