



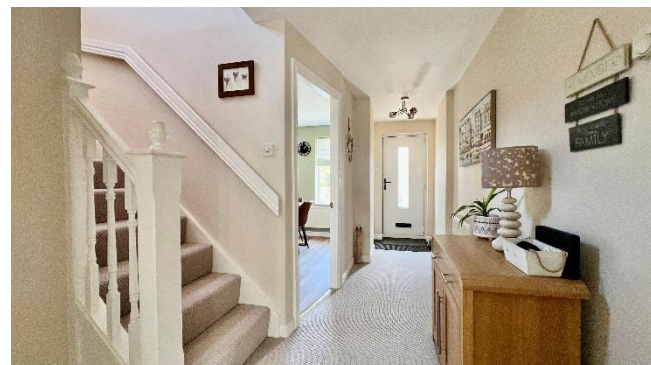
- Beautifully Presented Family Home
- 4 Double Bedrooms
- Master En-suite & Family Bathroom
- Downstairs WC
- 3 Reception Rooms
- Garage
- Off Street Parking
- Enclosed Rear Garden

Elm Way, Messingham, DN17 3UR,
Offers Over £325,000





Offered for sale in the sought after village of Messingham is this beautifully presented family home on Elm Way. The accommodation briefly comprises of 4 well proportioned double bedrooms, master en-suite and family bathroom to the first floor, whilst downstairs boasts an entrance hall, WC, lounge overlooking the rear garden, separate dining room, modern kitchen and conservatory with solid roof (ideal for all seasons). Additional features include uPVC double glazing, gas central heating, off street parking for multiple vehicles, garage and walled rear garden offering an excellent degree of privacy. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: D



Entrance Hallway

Having front door entry, radiator and stairs rising to the first floor.

Downstairs WC

5' 5" x 3' 1" (1.65m x 0.94m)

Having uPVC double glazed window to the side aspect, WC, wash hand basin and radiator.

Lounge

11' 7" x 16' 1" (3.53m x 4.90m)

Having uPVC double glazed bay window overlooking the rear garden, radiator and coved ceiling.

Dining Room

8' 3" x 11' 1" (2.51m x 3.38m)

Having two uPVC double glazed windows to the front aspect and radiator.

Kitchen

9' 5" x 13' 2" (2.87m x 4.01m)

Having uPVC double glazed window into the conservatory, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, ceramic hob and extractor, built in dishwasher, built in fridge freezer, radiator, under counter spotlights and coved ceiling.

Conservatory

9' 5" x 13' 7" (2.87m x 4.14m)

Having uPVC double glazed French doors to the side aspect, uPVC double glazed windows to the side and rear aspects and ceiling spotlights.

First Floor Landing

Having uPVC double glazed window to the side aspect, radiator, loft access and storage cupboard.

Bedroom 1

11' 8" x 11' 3" (3.55m x 3.43m)

Having uPVC double glazed window to the front aspect, radiator, fitted wardrobes and en-suite.

En-suite

6' 10" x 4' 8" (2.08m x 1.42m)

Having uPVC double glazed window to the side aspect, shower cubicle, wash hand basin, WC and heated towel rail.

Bedroom 2

10' 6" x 9' 9" (3.20m x 2.97m)

Having uPVC double glazed window to the rear aspect, radiator and fitted wardrobes.

Bedroom 3

10' 7" x 8' 2" (3.22m x 2.49m)

Having uPVC double glazed window to the rear aspect and radiator.

Bedroom 4

9' 4" x 8' 9" (2.84m x 2.66m)

Having two uPVC double glazed windows to the front aspect and radiator.

Family Bathroom

7' 6" x 5' 0" (2.28m x 1.52m)

Having uPVC 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.

Garage

8' 3" x 17' 10" (2.51m x 5.43m)

Having electric roller to the front, internal door to the hallway, light, power, gas central heating boiler and space/plumbing for white goods.

Outside front

A block paved driveway provides off street parking for numerous vehicles, there's also a gate to the side leading to the rear garden.

Outside Rear

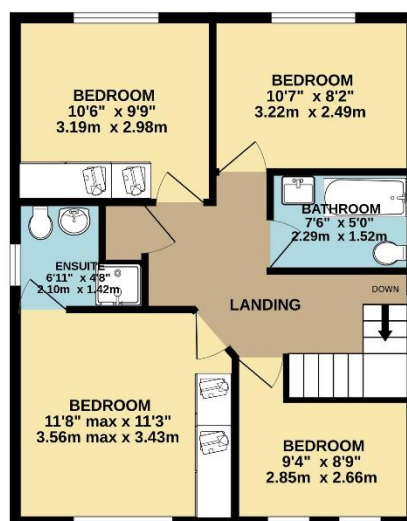
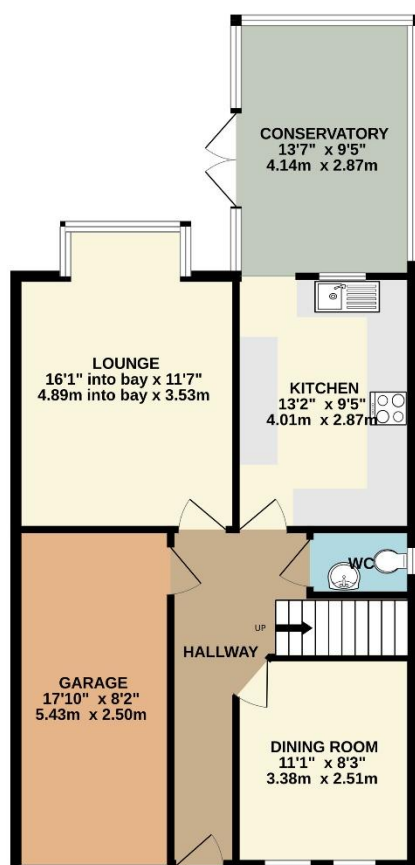
The well maintained rear garden offers a good degree of privacy and includes a lawned area, paved patio area and a range of shrubs/trees.





GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.

1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



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Important Information:

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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