



- CHAIN FREE!
- Messingham Cul-de-sac Location
- Large Detached Bungalow
- Spacious & Versatile Accommodation Throughout

- 4 Bedrooms
- Impressive 25ft5 Garage plus Workshop
- Two Courtyard Gardens
- Driveway Parking

Ash Grove, Messingham, DN17 3QY,  
£325,000





Starkey&Brown are delighted to offer for sale this extremely spacious and versatile detached bungalow on Ash Grove, ideally positioned in a cul-de-sac within the popular village of Messingham. The well presented accommodation briefly comprises of 2 bedrooms to the first floor, whilst downstairs boasts two entrance hallways, 2 further bedrooms, shower room, additional WC, multiple reception rooms (currently used as lounge, sitting room and study, kitchen/breakfast room and utility room). The property has two courtyard gardens to the rear (paved for ease of maintenance), off street parking for numerous vehicles and an impressive 25ft5 garage plus workshop. An internal inspection is highly recommended to truly appreciate the size and location of this property, call today to view! Freehold. Council tax band: D



## Hall

Having uPVC double glazed side entrance door, uPVC double glazed window to the front aspect, radiator, coved ceiling and stairs rising to the first floor.

## Lounge

16' 4" x 11' 5" (4.97m x 3.48m)

Having two radiators, coved ceiling, feature fireplace and opening into dining area.

## Dining Area

11' 8" x 7' 5" (3.55m x 2.26m)

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

## Kitchen/Breakfast Room

25' 7" x 10' 1" (7.79m x 3.07m)

Having uPVC double glazed windows to the front and side aspects, uPVC double glazed door to the side aspect, coved ceiling, radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in under counter fridge, built in oven, built in hob and space for fridge freezer.

## Utility Room

9' 5" x 8' 8" (2.87m x 2.64m)

Having uPVC double glazed window to the side aspect, radiator, a range of wall and base units with work surfaces over, inset sink and drainer unit and space/plumbing for white goods.

## Downstairs WC

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

## Study

8' 7" x 7' 5" (2.61m x 2.26m)

Having coved ceiling and opening into sitting room.

## Sitting Room

11' 7" x 11' 10" (3.53m x 3.60m)

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

## Bedroom 1

12' 9" x 10' 9" (3.88m x 3.27m)

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

## Bedroom 2

9' 9" x 11' 10" (2.97m x 3.60m)

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

## Shower Room

5' 8" x 8' 7" (1.73m x 2.61m)

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

## Hallway

Having door in the garage, door into kitchen and storage.

## First Floor Landing

### Bedroom 3

12' 0" x 14' 1" (3.65m x 4.29m)

Having uPVC double glazed window to the front aspect, radiator and built in wardrobes.

### Bedroom 4

8' 2" x 13' 6" (2.49m x 4.11m)

Having uPVC double glazed window to the side aspect, radiator and built in cupboard.

## Garage

18' 9" x 25' 5" (5.71m x 7.74m)

Having electric roller door to the front.

## Workshop

9' 7" x 12' 4" (2.92m x 3.76m)

Having light and power.

## Outside

Having off street parking for up to 3 vehicles, low maintenance front gardens and two paved courtyard gardens to the rear.





GROUND FLOOR  
1950 sq.ft. (181.1 sq.m.) approx.

1ST FLOOR  
328 sq.ft. (30.4 sq.m.) approx.



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.

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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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