



- Popular Village Location
- Beautifully Presented Cottage
- 2 Double Bedrooms
- Lounge & Kitchen/Diner
- Ground Floor Bathroom
- Off Street Parking
- Private Courtyard Garden
- Amenities Within Walking Distance

Cross Tree Lane, Messingham, DN17 3NX,
£192,500





Available to purchase in the heart of the village of Messingham, this beautifully presented detached cottage is full of character and within walking distance to a fantastic range of amenities including shops, pubs, restaurants, village hall, school, nursery, GP surgery, petrol station and more. The accommodation briefly comprises of 2 double bedrooms to the first floor, whilst downstairs boasts a fitted bathroom, kitchen/diner, lounge and lobby/cloakroom leading to the garden. Outside the property has a immaculately maintained courtyard garden which offers an excellent degree of privacy and security via double gates, the space is ideal for off street parking or a low maintenance garden ideal for relaxing or entertaining. The property is serviced by a gas central heating boiler (new 2016) and has a loft space with boarding, light and built in ladder, there's also been a damp proof course complete which has 3 years remaining on the warranty. An excellent property suitable to a wide range of buyers including first time buyers, sole occupants, young families, or anyone looking for a future holiday let. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B



Lounge

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

Kitchen/Diner

8' 7" x 10' 5" (2.61m x 3.17m)

Having uPVC double glazed windows to the front and side aspects, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, built in hob with extractor over, space for fridge freezer and space/plumbing for washing machine.

Bathroom

10' 5" x 6' 1" (3.17m x 1.85m)

Having uPVC double glazed windows to the side aspects, P shaped panelled bath with shower over, wash hand basin, WC, coved ceiling, ceiling spotlights and heated towel rail.

Lobby

4' 8" x 3' 2" (1.42m x 0.96m)

Having door to the side aspect leading to courtyard garden.

First Floor Landing

Having uPVC double glazed window to the rear aspect, vertical radiator and loft access.

Bedroom 1

11' 5" max x 12' 2" max (3.48m x 3.71m)

Having uPVC double glazed window to the front aspect, radiator and cupboard housing gas central heating boiler.

Bedroom 2

9' 4" x 12' 0" (2.84m x 3.65m)

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

Outside

Secure double gates open into a paved area, providing ample off street parking space or a low maintenance garden offering an excellent degree of privacy ideal for relaxation or entertaining.





GROUND FLOOR

1ST FLOOR



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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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