

HUNTERS®

HERE TO GET *you* THERE

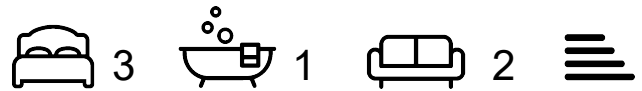
HERE TO GET *you* THERE



Messingham Road

Scunthorpe, DN17 2LL

Offers In The Region Of £175,000



Council Tax: A



73 Messingham Road

Scunthorpe, DN17 2LL

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Front

The front exterior presents a neat, paved driveway offering off-road parking with a low wall and flower beds along the boundary.

Living Room

12'0" x 11'2" (3.65m x 3.40m)

This welcoming living room features a bay window, complemented by a wood-burning stove, creating a warm and inviting focal point. The wooden flooring adds to the homely feel, while the neutral walls and tasteful furnishings provide a comfortable area to relax and entertain.

Dining Room

12'6" x 12'4" (3.80m x 3.76m)

A spacious dining room offers a great space for family meals or entertaining guests, and it connects seamlessly to the kitchen.

Kitchen

17'8" x 7'7" (5.38m x 2.32m)

This kitchen is well-appointed with ample storage space and benefits from a cooker/hob/dishwasher and fridge. Also French doors that open onto the rear garden, providing a bright cooking and dining environment.

Hallway

Landing

The landing has handy fitted wardrobes for additional storage.

Bedroom 1

11'3" x 8'8" (3.43m x 2.64m)

This principal bedroom is a charming room, with

built-in wardrobes. A large window fills the space with natural light.

Bedroom 2

12'4" x 9'11" (3.75m x 3.03m)

A double-sized bedroom with ample of fitted wardrobes.

Bedroom 3

11'0" x 7'9" (3.35m x 2.36m)

A smaller bedroom well suited for a child's room or home office, featuring a window for natural light and neutral décor that enhances the room's size and usability.

Shower Room

8'1" x 5'3" (2.47m x 1.61m)

The bathroom is fitted with a modern corner shower enclosure, a white toilet, and a vanity unit with an integrated sink.

Rear Garden

The rear garden features a paved patio area ideal for outdoor seating and dining, leading through to a well-tended lawn bordered by mature shrubs and flowerbeds. A pergola provides a focal point and a sense of privacy, while additional features include a detached outbuilding and fencing, creating a secure and peaceful outdoor space.

Sunroom

A bright sunroom offering a peaceful spot for relaxation with views over the garden.

Tel: 01724 700000

This attractive and beautifully presented family home briefly comprises: a front lounge, dining room, fitted oak kitchen, three double bedrooms and a family bathroom. To the front of the home, there is a shared driveway for ample parking; the drive leads to the garage at the rear of the property. There is a good-sized, well-maintained, mature rear garden, which is predominantly laid to lawn, with a patio seating area and a pond. In addition to this, the home benefits from a gas central heating system, double glazing and a garden room - which could be used as a home office if required.

This property is located in a central position, close to local schools, amenities and bus routes. Also nearby there is Ashby High Street, offering a variety of individual shops and services. Viewing advised!



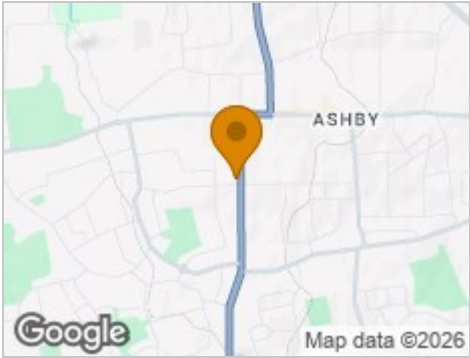
Road Map



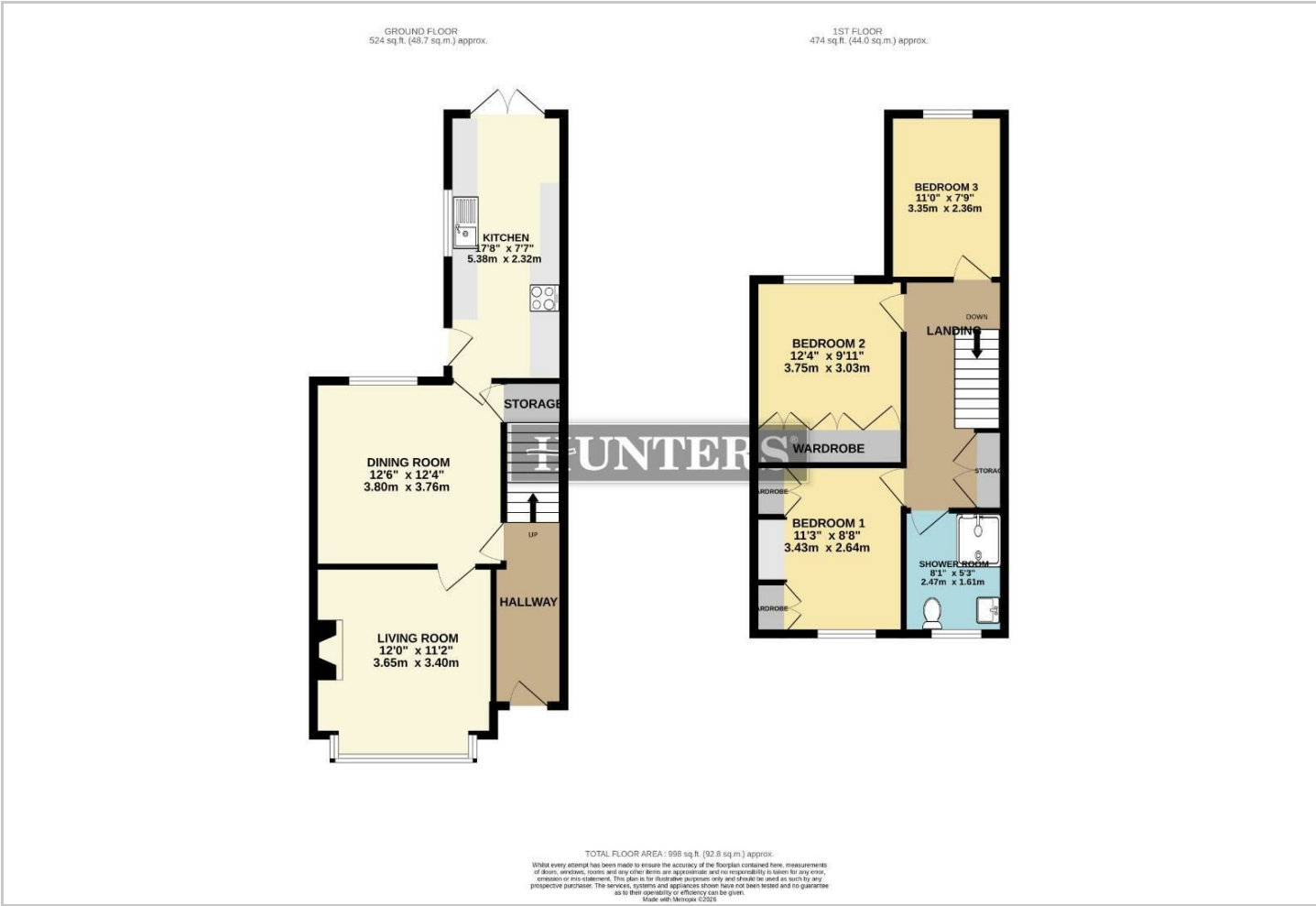
Hybrid Map



Terrain Map



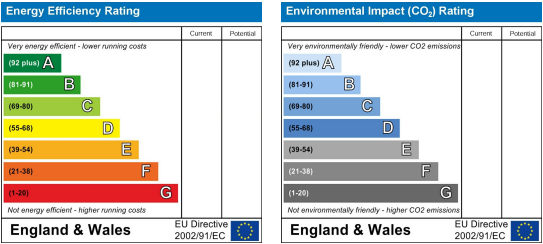
Floor Plan



Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.