



## 22 WENDOVER ROAD

SCUNTHORPE, DN17 3SW

**£225,000**  
**FREEHOLD**

Wendover Road, Messingham

A well presented three bedroom detached bungalow in this sought after village location, featuring a spacious lounge diner, conservatory, modern shower room, ample off-road parking, detached garage and the added benefit of owned solar panels recently fitted. Ideal for comfortable single-storey living — early viewing recommended.



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## 22 WENDOVER ROAD

### DESCRIPTION

Three Bedroom Detached Bungalow – Wendover Road, Messingham

Available for sale with NO ONWARD CHAIN - Situated within the sought after village of Messingham, this well presented three bedroom detached bungalow offers spacious and versatile accommodation, ideal for those looking for single-storey living in a popular residential location.

The property is accessed via a side entrance door which opens directly into the kitchen. The modern kitchen is fitted with grey wall and base units with complimentary work surfaces, incorporating an integrated oven, hob and extractor fan, integrated fridge freezer and space for a washing machine. From the kitchen, a central hallway provides access to the remainder of the accommodation.

The large L-shaped lounge diner is a particularly impressive space, benefiting from dual aspect picture windows which allow plenty of natural light to flood the room. There is ample space for both comfortable seating and a dining area, making it perfect for everyday living and entertaining.

A side conservatory offers a lovely additional reception space and provides the perfect spot to sit and enjoy views over the garden.

There are three bedrooms, with bedrooms one and two being good sized doubles, while bedroom three is a single room which would also make an ideal home office or hobby room. The accommodation is completed by a modern shower room, fitted with a walk-in shower, vanity wash hand basin with drawer storage and a built-in cupboard, along with a separate WC.

The property further benefits from owned solar panels which have been recently fitted and will need to be connected to the grid, offering improved energy efficiency and reduced running costs.

Externally, the property provides ample off-road parking on a block paved driveway, leading to a detached single garage. The block paving continues around the side of the property, providing useful additional access. To the front is a lawned garden with planted borders, while to the rear is a private courtyard style garden, enclosed by timber fencing and featuring a timber garden shed, along with rear access to the garage.

This attractive bungalow offers comfortable and practical accommodation in a highly regarded village location, and early viewing is highly recommended.

### KITCHEN

Accessed via a side entrance door, the kitchen is fitted with modern grey wall and base units with complimentary work surfaces. Integrated appliances include an oven, hob and extractor fan, along with an integrated fridge freezer and space for a washing machine. A practical and well laid out space with direct access into the central hallway.

### HALLWAY

A central hallway providing access to all principal rooms within the bungalow, creating a practical and easy flowing layout.

### LOUNGE DINER

A spacious L-shaped lounge diner benefiting from dual aspect picture windows which allow plenty of natural light to fill the room. There is ample space for both comfortable seating and a dining table, making this an ideal space for everyday living and entertaining.



## **SIDE CONSERVATORY**

Situated to the side of the property, the conservatory provides a pleasant additional reception space and an ideal spot to sit and enjoy views over the garden.

## **BEDROOM ONE**

A good sized double bedroom with space for bedroom furniture.

## **BEDROOM TWO**

A further double bedroom, also offering comfortable accommodation.

## **BEDROOM THREE**

A single bedroom which would equally suit use as a home office, study or hobby room.

## **SHOWER ROOM**

A modern shower room fitted with a walk-in shower, vanity wash hand basin with drawer storage and a built-in cupboard.

## **W.C.**

Fitted with a low level WC, providing added practicality.

## **OUTSIDE**

### **Front**

The property benefits from a block paved driveway providing ample off-road parking, leading to a detached single garage. The block paving continues around the side of the property, offering useful access. The front garden is laid to lawn with planted borders.

### **Rear**

To the rear is an enclosed courtyard style garden, enclosed by timber fencing and featuring a timber garden shed, with rear access to the garage.

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### ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 947.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

[enquiries@biltons.co.uk](mailto:enquiries@biltons.co.uk)

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